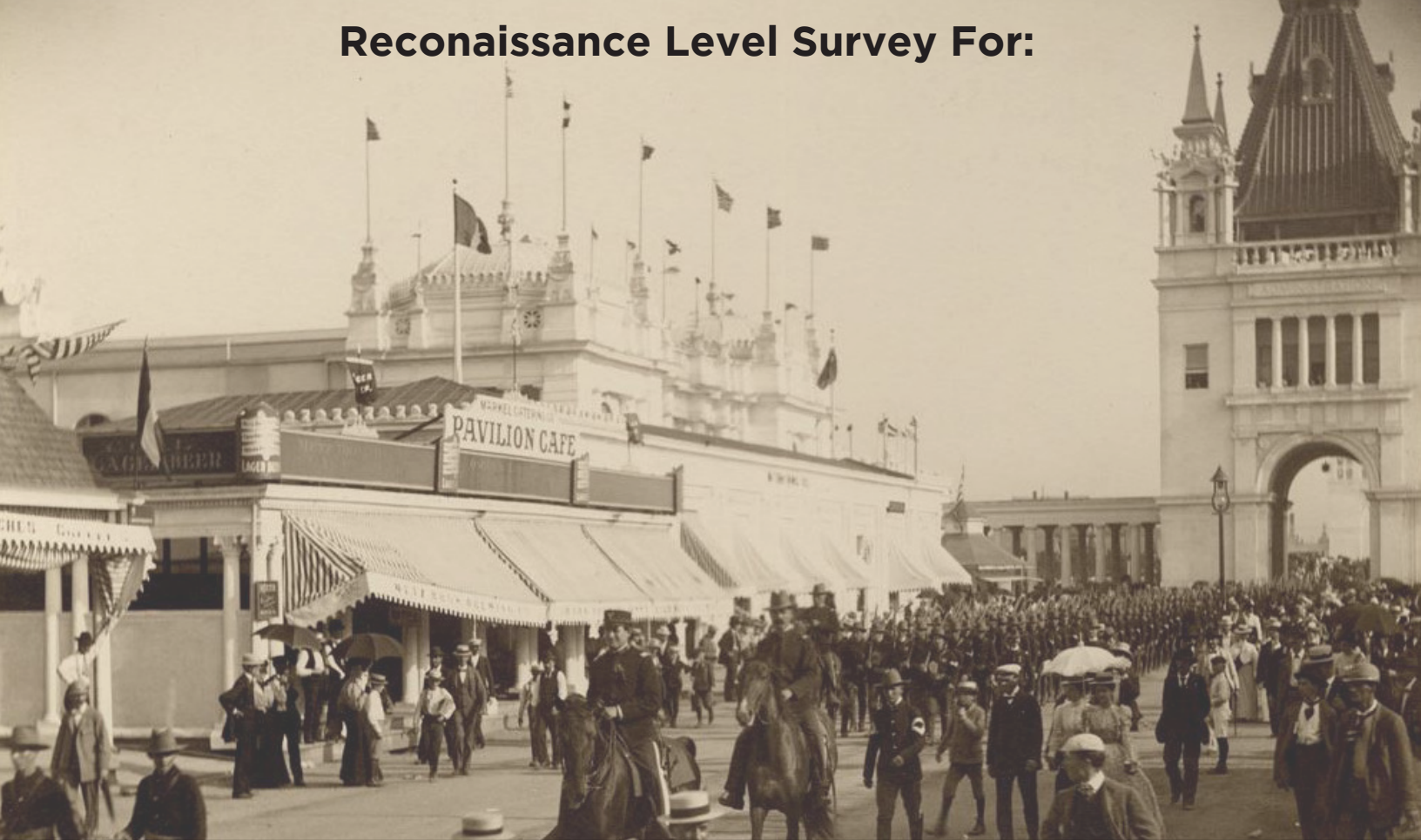


Reconnaissance Level Survey For:



NORTH OMAHA



Reconnaissance Level Survey For:

NORTH OMAHA

Omaha Historic Building Survey

2016

Prepared for:



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Executive Summary

PROJECT BACKGROUND

The City of Omaha Certified Local Government in cooperation with Nebraska State Historical Society (NSHS) contracted with Alley Poyner Macchietto Architecture Incorporated to conduct a reconnaissance level survey of North Omaha. The project included the evaluation of properties with respect to the NeSHPO planning document “Historic and Prehistoric Contexts in Nebraska: A Topical Listing,” mapping, cataloging and photographing surveyed and resurveyed properties. Properties at commercial nodes were given special attention to determine whether potential historic districts existed.

SURVEY AREA DETAILS

- The North Omaha survey area is bound by Cuming Street at the south, Ames Avenue at the north, North 30th Street at the west and the edge of development along the bluff line of the Missouri River at the east.
- This survey systematically evaluated properties within North Omaha and incorporated survey standards and documentation consistent with recent surveys.
- The survey area included a total of 2.3 square miles
- This survey reviewed approximately 4,964 parcels.
 - **681** resources previously inventoried by NSHS and/or the City of Omaha
 - **15** resources previously listed individually on the National Register of Historic Places (NRHP)
 - **15** resources previously listed individually as Local Landmarks (including 9 also listed in the NRHP)
 - **31** resources previously listed as part of two historic districts on the NRHP
- Resources in the survey area included
 - Buildings
 - Structures
 - Objects
 - Sites
- Property types in the survey area were mixed
 - Primarily commercial and residential
 - Limited civic, industrial, recreational, educational and commercial
 - A significant number of vacant lots
 - Pockets of newer residential development

CLARIFICATION OF TERMS

This project is a Reconnaissance Level Survey, which is a visual review of all resources that can be seen from the public right-of-way within pre-determined survey boundaries. Resources include buildings, structures, objects and sites. Those resources that appear to have historic or architectural significance are recorded in the survey inventory. The inventory consists of a database, a set of photographs and GIS mapping of locations of the resources.

Within the inventory, resources can be marked as active or inactive. Active resources are those which were added to the inventory as a result of this survey or which were previously surveyed and found to retain their historic integrity. Inactive resources are those that were previously surveyed and were found to be either non-extant or lacking in integrity.

SUMMARY OF RESULTS AND RECOMMENDATIONS

- **602** resources inventoried
- **86** buildings and **1** object recommended as individually potentially eligible to the National Register of Historic Places (NRHP)
- **1** proposed NRHP historic district

- Planning recommendations
- Further Research

CONTENTS OF THIS REPORT

- **Chapter 1** provides a historic overview summarizing the history of North Omaha.
- **Chapter 2** explains the methods and processes used to conduct the field investigation, including limitations and biases.
- **Chapter 3** provides a statistical summary of the survey results, an analysis of the survey findings and an illustrated set of historic contexts.
- **Chapter 4** presents an annotated list of recommendations for resources to be listed individually or as a group on the National Register of Historic Places as well as recommendations for future planning efforts.
- **Chapter 5** describes the programs and roles in local preservation efforts of the Omaha Planning Department and the NSHS.
- **Bibliography**
- **Appendix A** includes a list of resources in the survey area marked as active in the database.
- **Appendix B** provides a glossary of terms used in this report.
- Within this report, surveyed resources are cross-referenced with their inventory numbers within the text.

ACKNOWLEDGEMENTS

We are grateful to many people for their assistance during this project. This report could not have been completed without the additional efforts of those members of the public who attended the public meeting and/or offered information during the survey, Jed Moulton and Trina Westman of the Omaha City Planning Department, Bob Puschendorf, Patrick Haynes and Ruben Acosta of the Nebraska State Historic Preservation Office, the Great Plains Black History Museum, the Nebraska Jewish Historical Society, the Omaha Star newspaper, as well the Nebraska State Historical Society Library and Archives and the Omaha Public Library.

ADMINISTRATION AND FUNDING

The Omaha Historic Building Survey (HBS) project is supported in part by a Certified Local Government (CLG) grant. The Certified Local Government program is administered by the Nebraska State Historic Preservation Office (NeSHPO), a division of the Nebraska State Historical Society (NSHS). This study is funded in part with the assistance of a federal grant from the U.S. Department of the Interior, National Park Service. However, the contents and opinions expressed in this publication do not necessarily reflect the views or policies of the U.S. Department of the Interior.

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Chapter 1: Historic Overview

INTRODUCTION

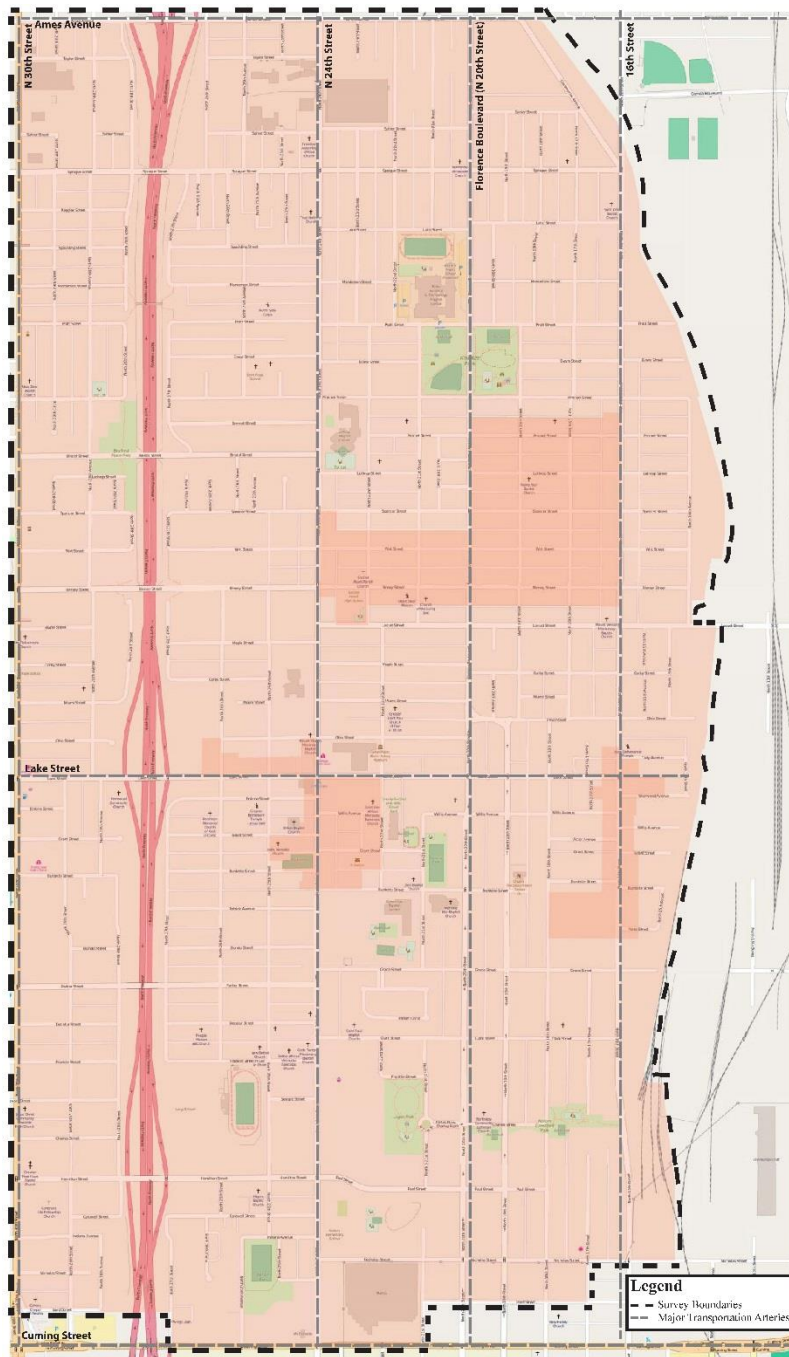


Figure 1: Map of Survey Area. Source: APMA, 2016.

This document focuses on historic resources in the North Omaha area, often referred to as the Near North Side neighborhood. This area of the city last underwent a survey in 1984 when the City Planning Department completed *Patterns on the Landscape: Heritage Conservation in North Omaha*. The following historical overview is an attempt to provide interested parties with a better understanding of North Omaha's current physical appearance as well as present major events that impacted the area. The following overview will summarize the discussion of the physical, social and cultural development of the area presented in the *Patterns on the Landscape* document from the 1860s through 1959. Subsequent historic overview sections will focus on the area's recent past, from 1960 to the present. An updated understanding of the area's contemporary history establishes the significance of more recent development and changes in North Omaha's neighborhoods and individual structures.

Today the survey area is composed of multiple neighborhoods and a variety of commercial and industrial districts. Commercial districts along North 16th Street (south of Binney Street), North 24th Street and portions of North 30th Street serve residents living in surrounding multi-family, vernacular single-family and high style homes. Throughout the area's settlement, expansion and growth, industrial development has existed on the fringes of the survey area, along the Omaha Belt Line Railroad corridor and in the southern edge of the district.^{1 2}

¹ The Belt Line Railroad initiated from a depot at 15th and Webster, along 16th Street to Boyd Street and west to 31st Avenue, then traveled southwest through the city.

² (Landmarks Heritage Preservation Commission 1984) 17-18.

SETTLEMENT AND EXPANSION (1860 - 1899)

OVERALL CHARACTER

North Omaha was primarily rural in character during the first three decades after Omaha's founding in 1854. Acreages for wealthy Omahans dotted this terrace, which had beautiful views of the Missouri River and easy access to downtown Omaha. After the Missouri River changed course in 1877 forming Cut-Off Lake (today's Carter Lake), these estates were no longer river front properties. Large-scale residential development began in North Omaha when the entire city experienced dramatic population growth between 1880 and 1890. Many subdivisions in the survey area were platted during this time, most after 1885.

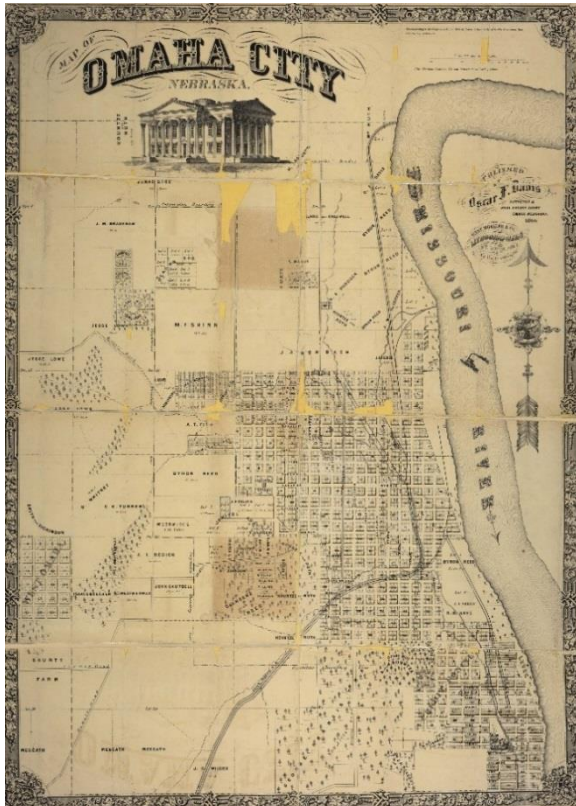


Figure 2: Omaha in 1866 showing Missouri River prior to changing course in 1877. Source: From the collections of the Omaha Public Library, Digital Collection, Early Omaha, Maps, Oscar F. Davis.

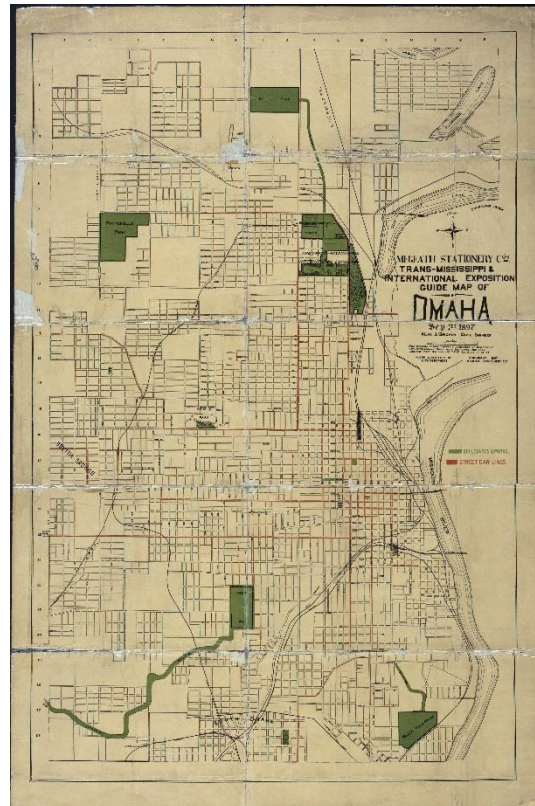


Figure 3: Trans-Mississippi International Exposition Guide Map of Omaha, 1897, showing Missouri River after changing course in 1877. Source: From the collections of the Omaha Public Library, Digital Collection, Early Omaha, Maps, Megeath Stationary Company.

The 1898 Trans Mississippi and International Exposition further spurred development in North Omaha, since the established routes for fair-goers were along North 16th and 24th Street car lines and the entrance to the midway was at North 16th and Locust Streets. After the fair, the grounds were platted for residential and commercial expansion and the area quickly developed for new North Omaha residents as the city advanced into the twentieth century.

TRANSPORTATION (1860-1899)

The emergence of transportation by rail greatly affected the development of Omaha in general, particularly with the completion of the transcontinental railroad in 1869. Along the southern edge of North Omaha, the construction of the Union Pacific Railroad shops and the Omaha and Northwestern Railroad depot impacted the evolution of the Near North Side neighborhood. Employment opportunities at the Union Pacific Railroad Shops brought many new immigrants. In 1866, the shops constituted a roundhouse and four other buildings at 9th and Cass Streets, four blocks south of Cuming

Street. Four decades later the shops occupied a diagonal stretch of land extending over twenty-two city blocks between Izard on the north, Chicago on the south, 14th Street on the west and 8th Street on the east.

In 1869 the Nebraska legislature appropriated additional land to encourage further railroad development and the Omaha and Northwestern Railroad was one of many resulting rail lines. The railroad connected Omaha to the northern boundary of the state, opening the city to the upper Midwest and Dakota Territories. By 1870, a ten mile stretch of the Omaha and Northwestern Railroad was complete. The railroad's route through North Omaha followed the flat land between the base of the bluffs on the east side of North 16th Street and the Missouri River. By the 1880s the route, referred to as "the Omaha," extended from Wisconsin through Minnesota and Iowa, terminating in Omaha at a train depot at the northeast corner of 15th and Webster Streets (two blocks south of Cuming Street, non-extant).³

Historically, street development along north-south routes in North Omaha followed local topography and land platting, with North 16th, 24th and 30th Streets becoming well-traveled early on, since they were often the edges of property lines between rural land owners. In contrast, landowners took more liberty with east-west routes, since few east-west routes were established before 1880. Many streets west of North 24th Street do not align with streets on the east side because they were often platted by a number of different land owners that owned smaller parcels.⁴ By the late 1880s east-west streets like Ames, Pratt, Lake and Cuming were well established.

The expansion of transportation lines in Omaha was a significant factor in the city's development. Public transportation began in Omaha with a horsecar line in 1868 and the following year a line extension was constructed to 20th and Cuming Streets. By 1874 the Omaha Horse Railway had a line running as far north as Ohio Street. In 1887 a competing mode of transportation, the cable car, utilized over three miles of cable car track in Omaha.⁵ Within the next year, the Cable Tramway Company extended its track along North 20th Street to a depot at Lake Street. By 1898 horse car, cable car and electrified cable car lines crisscrossed North Omaha, running along Ames Avenue (Commercial Avenue), Cuming Street, North 16th Street (Sherman Avenue), 20th, 24th and portions of Cassius, Miami, Lake, Seward, Charles, North 18th, 22nd, 25th, 26th and 30th Streets. Streetcar barns within the survey are located at 2606 North 26th Street (DO09:0223-003) and the building currently occupied by Micklin Lumber at 1020 Florence Boulevard (DO09:0130-001).

In addition to horse, cable and electric street cars, the Omaha Belt Line Railroad provided another means of transportation and was completed in 1886 with Union Pacific railroad funds. It was later controlled by the Missouri Pacific Railroad. The Omaha Belt Line Railroad operated through South

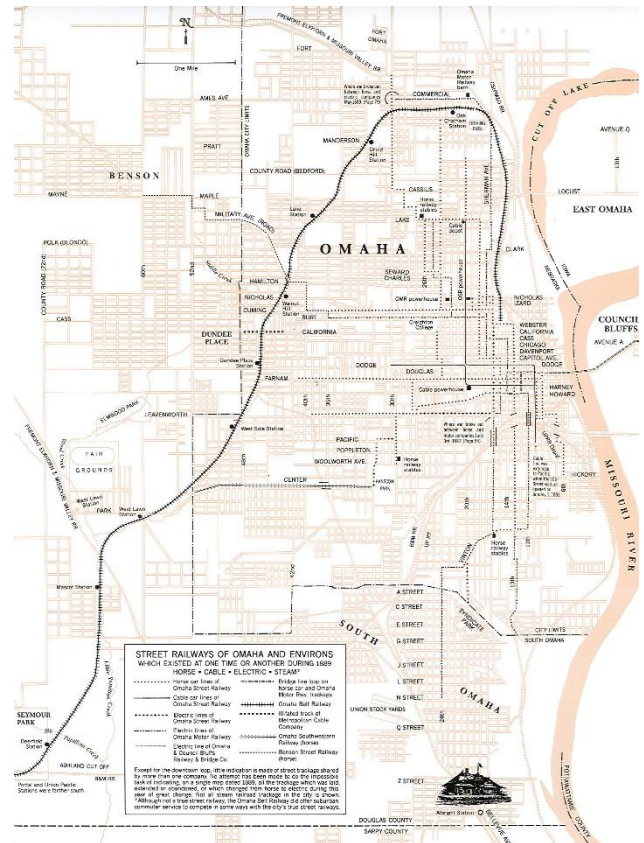


Figure 4: Street Railway Routes in Omaha in 1889, including the Omaha Belt Railway. Source: Richard Orr, *O&CB: Streetcars of Omaha and Council Bluffs*, 1996; cropping by APMA, 2016.

³ (Grant n.d.)

⁴ (Landmarks Heritage Preservation Commission 1984) 10.

⁵ A cable beneath the street in constant motion is used to move the cable car instead of horses.

Omaha, up North 16th Street to Boyd Street and west to 31st Avenue then continued southwest through city. The construction of this railroad spurred further development on the north side as it carried passengers and freight throughout Omaha.

RACIAL AND ETHNIC COMPOSITION (1860-1899)

Since its founding, Omaha has been comprised of people from diverse ethnic backgrounds. This pattern dates back to 1860 when forty percent of the city's 1,600 residents were foreign born.⁶ The Near North Omaha community absorbed many of these new arrivals, particularly as the city's population continued to grow. As with many other parts of the city, the North Omaha area was first settled by northern and western Europeans.⁷

A second wave of immigrants arrived in North Omaha after the 1890s national depression. Most of these new arrivals were from Italy or Eastern European Jews. Both groups began to settle at the southern end of the Near North Omaha neighborhood.⁸

RESIDENTIAL DEVELOPMENT (1860-1899)



Figure 5: Front Gable House, DO09:0217-018. Source: APMA, 2015.

Residential buildings built in North Omaha before the turn of the twentieth century were typically vernacular in style, although there were exceptions.⁹ A one- or one-and-a half story cottage, rectangular in massing with the narrower gable end facing the street is the basic form of North Omaha vernacular housing in the 1880s to the 1900s. Later adaptations expanded the attic, included dormers and added an open porch that ran across the front of the structure.

High style homes could be found in areas such as Kountze Place, along North 16th Street, the Binney-Wirt-Spencer neighborhood and along Florence Boulevard.¹⁰ Many of these elaborate homes were built during the 1880s and catered

to the upper middle class professional and businessman. Deed restrictions in these neighborhoods often dictated the minimum cost of a home and its distance from the street. During the 1880s the Queen Anne style was prevalent in Kountze Place and such high style details also filtered down to more vernacular housing.

The 1890s depression slowed residential development and many of the homes constructed during this time were built to meet the needs of lower and middle income families. During the height of the depression, many newly platted subdivisions remained open fields.



Figure 6: Queen Anne style House in Kountze Place, DO09:0140-002. Source: APMA, 2015.

COMMERCIAL DEVELOPMENT (1860-1899)

The location and variety of early commercial development in Omaha's Near North Side reflected the immediate needs of the neighborhood's residents and developing transportation routes. The southern edge of the Near North Side was the first area to witness commercial growth. Development along Cuming Street, two and a half blocks south of the north boundary of the original town plat, was still rural in character by the mid-1860s. By the late 1880s, as Omaha's commercial core expanded, Cuming

⁶ (Landmarks Heritage Preservation Commission 1984) 16-17.

⁷ Prior to 1880, eighty-five percent of all immigrants to the United States came from Scandinavia, Germany, Ireland and Great Britain. (Ward 1971) 53.

⁸ Between 1880 and 1890, immigration to the United States from Italy, Russia and the Austro-Hungarian Empire more than doubled. (Ward 1971)

⁹ (Landmarks Heritage Preservation Commission 1984) 14.

¹⁰ Kountze Place is bounded by North 16th Street on the east, North 24th Street on the west, Locust Street on the south and Pratt Street to the north.

Street began to witness construction of more commercial buildings, particularly in areas adjacent to the Union Pacific Railroad Shops near 13th and Burt Streets (one block south of Cuming Street). Ten years later Cuming Street had evolved into a primarily commercial district.

Commercial development in other areas of Omaha's Near North Side began with the appearance of a few stand-alone grocery stores, saloons and drugstores scattered amongst residential development. These businesses typically served the residential neighborhood shopping needs within a smaller radius, particularly before improved refrigeration methods made it easier to store goods for longer periods of time. Other businesses located at various corners along streetcar arterial routes such as Lake Street, North 16th, 20th and 24th Streets. By 1890 the concentration of businesses, particularly at the southern end of North 24th Street, was increasing. Although the 1890s depression slowed business expansion, by 1895 a few businesses had also opened on the north edge of the area along North 16th and 24th Streets and around North 30th Street around Pinkney and Pratt. By the close of the nineteenth century another commercial node had begun developing at North 16th and Corby Streets, just south of a streetcar transfer route.

INDUSTRIAL DEVELOPMENT (1860-1899)

Industries in the North Omaha area first reflected the rural character of the district. Early manufacturers such as Martin Ittner's brick yard at 20th and Lake Streets (non-extant), Northwestern Marble Works at 1224 North 19th Street (non-extant) and Woodman Linseed Oil Works at 1012 North 17th Street (non-extant) were established in the district by 1880.¹¹ As Omaha grew, transportation arteries multiplied and the Union Pacific Railroad shops continued to expand. The location of these transportation arteries in North Omaha influenced the location of additional industrial enterprises. As downtown Omaha pushed its boundaries, many industries began locating at the southern end of the Near North Side Neighborhood along a railroad spur extending from North 21st Street to North 15th Street between Nicholas and Izard Streets. Firms such as J.J. Johnson & Company's coal yard at 2001 Nicholas Street (non-extant) and G.D. Wyatt Lumber Yard at 2002 Izard Street (non-extant) utilized this railroad spur to transport goods. Industries such as Storz Brewery at 1807 North 16th Street (DO09:0133-002) and Omaha Milling Company at 1521 North 16th Street (site later occupied by Storz Brewery) along with multiple lumberyards and petroleum storage yards located along the banks of the Missouri River had access to the adjacent railroad lines.



Figure 7: Buildings at Storz Brewery Complex, DO09:0131-001. Source: APMA, 2015.

With the construction of the Omaha Belt Line Railroad in 1886, industrial areas near the north edge of the area began to develop. This was indicated by the establishment of the German Yeast Factory at North 28th Street and the Belt Line (4301 North 28th Street, non-extant) in 1886 and two other firms along the Belt Line - the Omaha Casket Company (4219 North 28th Avenue, non-extant) in 1887 and Miller and Gunderson (2858 Sahler Street, non-extant), a door and sash manufacturer, in 1888. Companies such as Carter White Lead Works and the Omaha Box Factory located in East Omaha, a short lived industrial suburb east of North 9th Street platted in 1887 (present day Carter Lake, Iowa) after the course of the Missouri River was redirected.¹²

¹¹ (Landmarks Heritage Preservation Commission 1984) 17.

¹² The Supreme Court of the United States ruled in favor of Iowa during a boundary dispute between the two states in 1892. Carter Lake was legally considered part of Council Bluffs, until incorporating as its own municipality in the state of Iowa in 1930.

PROSPERITY AND GROWTH (1900-1929)

OVERALL CHARACTER

By 1900, the settlement pattern in North Omaha was well established. During the next three decades, the area would flourish. Transportation services would expand, ethnic diversity would thrive, commercial development would rise, residential construction would facilitate further population density and industrial enterprises would continue to provide job opportunities for neighborhood residents.

North Omaha was also dramatically impacted during this period by a tornado which devastated portions of Omaha on Easter Sunday, March 23, 1913 at six o'clock in the evening. The storm spawned seven tornados that tore through eastern Nebraska and passed into western Iowa that evening.¹³ The path of the storm ranged from two to six blocks wide and touched down in multiple areas throughout the Omaha area including Ralston, the wealthy West Farnam and Bemis Park residential districts and 30th Street near Parker and Franklin Streets before inflicting its greatest damage at North 24th and Lake Street. The tornado killed over 100 people and injured 350 residents. It destroyed 642 homes, damaged 1,027 more houses, and left 2,179 people homeless.¹⁴ At least 60 people died in the area around North 24th and Lake Street.¹⁵ The Idlewild Pool Hall at 2307 North 24th Street (near North 24th and Grant Streets, non-extant) was destroyed as was the Diamond Theater at 2410 Lake Street (just west of North 24th and Lake Streets, non-extant). The death toll in these two buildings alone was reported to include approximately twenty-nine people. Repairs and reconstruction began almost immediately. Over five thousand men volunteered to clean up the city and many damaged homes were restored within a month. The Diamond Theater was rebuilt in its original location within three months.¹⁶

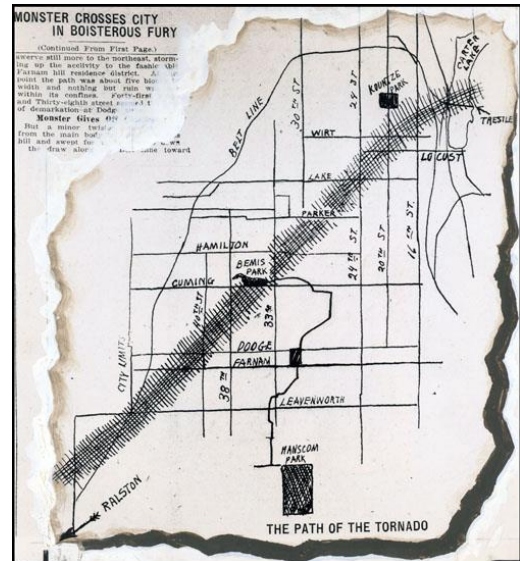


Figure 8: Path of the 1913 Easter Tornado. Source: Omaha World Herald, "From the Archives," March 21, 2012.

RACIAL AND ETHNIC COMPOSITION (1900-1929)

By 1900, the Near North Side neighborhood was populated by an ethnically diverse group of residents, including Scandinavians, Germans, Irish and Eastern Europeans. During the next three decades, two populations exerted an enduring influence on the neighborhood. Between 1900 and 1910 Omaha's Jewish population doubled and in the succeeding decade, Omaha's African-American population also doubled.¹⁷ With these populations growing, many began moving into the Near North Side neighborhood.

Even though a strong Jewish community had already been established in downtown Omaha during the late nineteenth century, the growth of Omaha's commercial core led to a decline in affordable residences and caused many people to move to North Omaha.¹⁸ New Jewish arrivals to Omaha were often refugees leaving their homelands to escape land ownership, mobility and religious restrictions.

¹³ (Sing 2003) i.

¹⁴ (Official Statement of Easter Tornado 1913) 1.

¹⁵ (Omaha Bee Modern Reprint Series, 1998)

¹⁶ (Diamond Theater to Open 1913) 13.

¹⁷ Omaha's African-American population more than doubled from 4,426 people in 1910 to 10,315 people in 1920. (Landmarks Heritage Preservation Commission 1984) 41.

¹⁸ Before 1900 most of Omaha's Eastern European Jewish population resided between 9th through 13th Streets and Harney to Center Street. Many people operated stores or peddled goods which allowed them to avoid working on Jewish holy days. (Landmarks Heritage Preservation Commission 1984) 30.

Jewish business owners became particularly visible along the commercial streets of North Omaha, predominantly along North 24th Street from Cuming to Lake Streets.

Most African-American businessmen settled throughout the city during previous decades, but by the turn of the twentieth century many black business owners began moving into the Near North Omaha neighborhood as it became a popular neighborhood for new home construction.¹⁹ The nineteen teens also brought the start of the Great Migration, a movement spanning six decades when African-Americans from the South moved to northern cities to escape segregation and a lack of social and economic opportunities. Many came to Omaha attracted by packinghouse and railroad jobs. Within a few short years, the growing African-American population and resentment over job competition by white ethnic groups contributed to racial tension in Omaha, as it did throughout the United States, and racial lines in Omaha became more rigid.²⁰ ²¹ By the 1920s segregation in Omaha was considered segregation by law, due to the legalized practice of redlining.²² This, in addition to restrictive covenants in western suburbs, kept African-Americans from making their homes wherever they chose. Such legalized housing segregation in conjunction with the rapid growth of Omaha's black population led to further development of the African-American community in the Near North Side neighborhood.²³

Both groups brought a strong institutional presence to the neighborhood with the founding or/and the construction of synagogues, churches, social clubs, fraternal groups and political organizations. Although there were many, a few extant examples within the survey area include the Beth Hamedrosh Adas Jeshuran synagogue at 1521 North 25th Street (DO09:0217-002), St. John African Methodist Episcopal Church at 2402 North 22nd Street (National Register # 19800529) and Elk's Hall (Columbia building), home of the Benevolent and Protective Order of Elks Iroquois Lodge No. 92, at 2420 Lake Street (DO09:0223-016). Over the years, many had a significant impact on the North Omaha community and Omaha in general.



Figure 9: Elk's Hall, DO09:0223-016. Source: APMA, 2015.

TRANSPORTATION (1900-1929)

During this time, the Omaha Belt Line Railroad was a well-established mode of transportation, moving passengers, freight and mail from the city's core. The growth of the electrified street car cemented the viability of the North 24th Street commercial corridor. The electrified street car route running from North Omaha straight south to South Omaha was complete by 1920. While both North 24th Street and South 24th Street had street car service by 1889, the width and grade of some streets had previously hindered a connection between the two systems.²⁴ After consolidation of multiple street car companies, completion of a railroad viaduct at 24th Street between Leavenworth and Vinton Streets, along with street widening and lessening of street grades south of Leavenworth Street, 24th Street developed into one of only two of the city's fully through north-south streets.²⁵ ²⁶ By the mid-1920s

¹⁹ (Landmarks Heritage Preservation Commission 1984) 36.

²⁰ (Calloway, 1998) 99.

²¹ Historically, there were two types of segregation in the United States: segregation by law and segregation by custom or choice. Although segregation was not normalized, it was always present in Omaha as all races typically chose to move or open their businesses in racially homogenous areas of the community, i.e. neighborhoods like Sheelytown, Little Italy, Little Bohemia or Greek Town.

²² Redlining was a system of denying services either directly or by selectively raising prices for certain residents based on their race or ethnic heritage.

²³ (Forss 2013) 8.

²⁴ The Omaha Street Railway provided electric service on North 24th Street from Cuming to Sahler Street and the Omaha Motor Railway served South 24th Street.

²⁵ (Orr, 1996) 157.

²⁶ Although electrified street car service ended in Omaha in 1955, the North 24th Street corridor continues to be a busy Omaha Metro System bus route today.

the North 24th Street corridor extended from Kansas Avenue to Railroad Avenue at the south, a length of almost ten miles, and continued south to the city of Bellevue.

Other transportation arteries continue to move area residents. North 16th Street continued to serve as a major public transportation artery into downtown Omaha, since its electrified street car route was the second longest north-south route in the city by 1926, extending from Vinton Street on the south to Browne Street on the north.²⁷ When traveling from the east edge of the Near North Neighborhood to the west, Cumming Street remained a major commercial artery, with a car barn located between 25th and 26th Streets (non-extant). A popular electrified streetcar route also served Ames Avenue by the mid-1920s, stretching from North 16th Street to 40th Street.

RESIDENTIAL (1900-1929)

After the struggles brought on by the 1890s depression and tempered by the success of the 1898 Trans Mississippi and International Exposition, North Omaha initiated its greatest decade of construction.²⁸ With more property opening up to development and more residential buildings constructed on previously platted land, homes of this period were typically constructed in the vernacular typologies with Classical or Craftsman influences. Although these buildings were often larger than those of the previous decades, a full two- or two-and-a-half story with a front facing gable and front porch extending across the façade, there were some one-and-a-half story bungalows. The larger, grander homes continued to be concentrated in Kountze Place, the Binney-Wirt-Spencer neighborhood and along Florence Boulevard.



Figure 10: American Foursquare House, DO09:0142-070. Source: APMA, 2015.



Figure 11: Bungalow House, DO09:0227-039. Source: APMA, 2015.

As old mansions along North 16th Street were torn down or subdivided, multi-family housing became predominant along this thoroughfare.²⁹ The first apartment building in Omaha, the Sherman at 2501 North 16th Street (DO09:0137-004, extant), constructed just before the close of the nineteenth century and the Strehlow Terrace complex at 2010 North 16th Street, (DO09:0136-003; DO09:0135-004, extant) built between 1905 and 1909, set the tone for apartment construction along North 16th Street. With ten apartment buildings constructed along North 16th Street between 1909 and 1916, the



Figure 12: Bretnor Court, DO09:0138-003. Source: APMA, 2015.

²⁷ Vinton Street is approximately twenty-six blocks south of Dodge Street and Browne Street is approximately six blocks north of Ames Avenue.

²⁸ (Landmarks Heritage Preservation Commission 1984) 26.

²⁹ Large estates along North 16th Street were constructed in 1870s when the road overlooked the Missouri River below. After the river changed its course in 1877, the flat plain below took on a more industrial character. The steam and smoke detracted from the picturesque estates.

character of the North 16th Street apartment district became firmly established.³⁰

COMMERCIAL (1900-1929)

By the first decade of the twentieth century, commercial development in North Omaha was well established along North 24th Street between Paul and Ohio Streets and between Spaulding and Sprague Streets. Commercial nodes continued to progress on North 16th Street between Corby and Locust Streets, North 20th and Lake Streets and a new cluster at North 24th Street and Ames Avenue. Neighborhood grocery stores remained scattered on street corners south of Lake Street. North of Lake Street, particularly in Kountz Place, the presence of stores was limited to North 16th, 24th and 30th Streets.³¹



Figure 13: Commercial building at 1314 N 24th Street, DO09:0217-008. Source: APMA, 2015.

Commercial enterprises were a direct reflection of the neighborhood. Black and white, Christian and Jewish businesses catered to neighborhood residents. The southern end of North 24th Street was primarily Jewish in focus, while African-American businesses were typically located from approximately Patrick Street north.³² Omaha's black community was served by many physicians, dentists, lawyers and newspapers. African-American physicians such as Dr. J.H. Hutten and Dr. William W. Solomon, along with dentist Craig Morris, D.D.S. and lawyer John Guilford Pegg served the community from offices in the Blue Lion building (2425 North 24th Street, National Register #16000159). Many black business owners also operated typically segregated business types, such as drug-stores, restaurants, barber shops and places of entertainment. Many Jewish-run businesses such as general stores, grocery stores, meat markets, pharmacies, hardware stores, shoemakers, blacksmiths and launderers, etc. were also sprinkled throughout the district, such as grocer Louis Gottstein (1302 North 24th Street, non-extant) Kuklin and Fried Meat Market (1513 North 24th Street, non-extant) and blacksmith Louis Pinkovitz (1314 North 24th Street, DO09:0217-008).

Music and entertainment in the area began to blossom during this time. Regional bands led by Josiah Waddle and Dan Desdunes were popular and entertained black and white residents. Entertainment centers such as Alamo Hall (North 24th and Grant Streets, non-extant) and Dreamland Ballroom, which opened in the early 1920s (Jewel Building, National Register #83001091), blossomed during this period. The Diamond Theater (2410 Lake Street, non-extant), the Franklin (1624 North 24th Street, non-extant), the Corby (2801 North 16th Street, DO09:0137-008) and the Alhambra (1814 North 24th Street, non-extant) drew crowds.³³



Figure 14: Corby building, DO09:0137-008. Source: APMA, 2015.

INDUSTRIAL (1900-1929)

Industrial firms remained concentrated in the southeastern edges of North Omaha after the turn of the twentieth century. Additional grain elevators along the bluff line continued to rise. On the southern edge, additions within the survey area included the C.W. Hull Coal Company at 1924 Izard (presently owned by Micklin Lumber, portions extant) and a coal yard at 2124 Nicholas Street (non-extant). On

³⁰ (Landmarks Heritage Preservation Commission 1984) 28.

³¹ This was due to covenants in the development.

³² (Landmarks Heritage Preservation Commission 1984) 44.

³³ (Christina A. Jansen 2015) Section 9: 38.

the east side of the district additional grain elevators were built and petroleum companies continued to construct storage tanks and other associated facilities. Industrial facilities in this vicinity included a grain elevator for the Missouri-Pacific Railroad Company west of Pratt near 16th Street (presently on site of 3701 N 16th Street, DO09:0143-001, portions extant) and the Baker Ice Machine Company complex (later Tidy House Products) just northeast of 16th and Evans Street (presently 1464 Evans Street, portions extant). By the 1920s, North 11th Street contained offices and storage tanks for at least six oil companies.³⁴ To



Figure 15: Missouri Pacific River Railroad Grain Elevator, DO09:0143-001. Source: APMA, 2015.

the north of the district, firms such as the Uncle Sam Breakfast Food factory at 4201 North 28th Avenue (portions extant), Hopper Brothers Coal and Lumber (historically 4325 North 28th Avenue, presently 2815 Taylor Street, non-extant), Walrath-Sherwood Lumber (4201 North 30th Street, non-extant), Omaha Blau-Gas Company (later Economy Oil Company) (4220 North 27th Street, non-extant), U.S. Brush Company (4301 North 28th Street, non-extant) and Omaha Concrete Stone Company (2850 Sahler Street, non-extant) remained constant during this time.

THE GREAT DEPRESSION AND WORLD WAR II (1930-1945)

OVERALL CHARACTER

By the second decade of the twentieth century, the physical development of North Omaha was largely complete. The transportation arteries established in the late nineteenth and early twentieth century remained major thoroughfares and residents continued to patronize ethnically diverse businesses on North 24th Street.³⁵ Many of these businesses were segregated, but others were not. The economic struggles brought on by the 1929 stock market crash impacted North Omaha, just as it did the entire country. For North Omaha residents the greatest strain was a lack of employment opportunities and housing. As industrial enterprises shrunk or folded, many African-Americans were among the first laid off from their jobs. Additionally, the existing late nineteenth century and early twentieth century housing stock could not absorb increasing populations as people continued to migrate from southern states.

RACIAL AND ETHNIC COMPOSITION

It is typical as ethnic and immigrant groups achieve economic success, many move from their original neighborhoods to take advantage of new housing or job opportunities elsewhere. This had been a phenomena in the Near North Side neighborhood throughout prior decades. As one ethnic group moved in to the area, others were moving out. Although many early European immigrants remained in the neighborhood through World War II, dramatic shifts can be traced by analyzing census data. White residents declined as the number of African-American residents increased. Within a small sample area, the boundaries of the North 24th and Lake Streets Historic District, the change was dramatic. In 1920, 28% of the residents within the historic district were African-American compared with 90% in 1940.³⁶

White racism and the legalized practice of housing segregation meant that, by the 1930s, most African-Americans were confined to a small area within Omaha's Near North neighborhood, particularly in an area bounded by 20th Street on the east, 30th Street on the west, Locust Street to the north and Cuming Street on the south.³⁷ Although this physical confinement helped to further develop an already strong community, in following decades it was exceedingly limiting.

³⁴ (Landmarks Heritage Preservation Commission 1984) 19.

³⁵ (Landmarks Heritage Preservation Commission 1984)

³⁶ United States Census.

³⁷ (North Omaha Community Development, Inc. 1974) 12.

TRANSPORTATION (1930-1945)

Transportation routes in North Omaha did not change greatly between 1930 and the conclusion of World War II, although the method of transportation did. Streetcars and the Omaha Belt Line Railroad continued to serve residents, businesses and industry in the area, but changes were emerging. Although streetcar lines were still popular in the early 1930s, there were a few lines that began transitioning to busses as early as 1931 and others were abandoned altogether.³⁸ By the 1940s, busses began replacing streetcars.

RESIDENTIAL (1930-1945)

Most neighborhoods were fully developed by the 1930s. Residential building types were as varied as the apartments lining North 16th Street, the small houses of the Long School area where many early black residents lived, and the large, grand homes of Kountze Park, the Binney-Wirt-Spencer neighborhood and Florence Boulevard.³⁹ There was minimal housing construction in the Near North Side neighborhood after the 1929 stock market crash and before World War II. As existing buildings continued to accommodate influxes of people, some homes were not as well maintained and/or shifted from owner-occupied homes into rental housing.

Public housing efforts worked to provide additional housing options. Such projects were often facilitated by government-supported building programs put in place during the Great Depression, most notably as part of President Roosevelt's New Deal initiatives. In Omaha only two government-backed housing projects were constructed during the 1930s as people came for jobs with the railroad and Omaha's meat packing industry. One housing project was located in South Omaha and the other in North Omaha. North Omaha's Logan Fontenelle Homes, located between North 20th to 24th Streets and Paul to Seward Streets, opened in 1938 with 284 units.⁴⁰

COMMERCIAL (1930-1945)

Although commercial construction in the Near North neighborhood was strong during the early 1900s, it greatly slowed during and immediately after the 1930s economic depression. Some buildings experienced turnover in business tenants or increased vacancy during the depression but others weathered the storm. As the economy began to recover so too did commerce, particularly along North 24th Street. The heyday of the 1920s continued through the mid- to late-1930s and 1940s. Small businesses, many Jewish-owned and some owned by African-Americans, continued to line North 24th Street from Cuming Street past Lake Street. Businesses like Omaha Kosher Market (1629 North 24th Street, non-extant), Forbes Bakery (2711 North 24th Street, DO09:0138-048), Milton Johnson's Drug Store (2306 North 24th Street, National Register #16000159), dentists such as John J. Jones and W.W. Peebles, and the Omaha Star newspaper (2216 North 24th, National Register #07001322) founded by Mildred Brown and her husband S. Edward Gilbert in 1938.



Figure 16: Milton Johnson's Drug Store, NR #16000159. Source: APMA, 2015.

Music venues provided a distraction from the hard times. Omaha was a stop along the Union Pacific Railroad for many of the top jazz musicians in the nation beginning in the 1920s through the 1960s as they traveled the country. In the early 1930s, groups such as the Omaha Night Owls and the Sam Turner orchestra played at The Grotto, a club at 2025 North 24th Street (non-extant). A Texas band led by Nat Towels came to play at the Dreamland Ballroom and stayed, becoming one of the top bands in the area until the 1950s. Simon Harrold and the Melody Boys, the Jungle Rhythm Boys, along with Basie Givens and his orchestra were other popular bands.⁴¹ The rising popularity of movies also

³⁸ (Orr 1996) 337.

³⁹ (Landmarks Heritage Preservation Commission 1984) 5.

⁴⁰ South Side Terrace Homes were located in South Omaha around 29th and R Streets.

⁴¹ (Landmarks Heritage Preservation Commission 1984) 51.

provided a distraction during the hard times and the subsequent world war. The Ritz at 2043 North 24th (non-extant), opened in 1930 and showcased films made by early black filmmakers.⁴²

INDUSTRIAL (1930-1945)

As the country was regaining financial footing, the north edge of the Near North Omaha area witnessed the establishment of two cracker and cooking manufacturing companies in 1936 – the Independent Biscuit Company at 4310 North 30th Street (previous location of the Builders and Merchandisers' Mart, non-extant) and the new Iten-Barmettler Biscuit Company building at 4301 North 30th Street (now U.S. Mills) (DO09:0231-018). J.F. Bloom & Company, stone memorial makers, occupied a stone cutting location at 4411 North 20th Street (DO09:0146-040) by 1934. And in 1940, a carton factory opened its facility and warehouses at 4227 North 21st Street (DO09:0146-048).



Figure 17: Iten-Barmettler Biscuit Company building, DO09:0231-018. Source: APMA, 2015.



Figure 18: Carton Factory at 4227 N 21st Street, DO09:0146-048. Source: APMA, 2015.

There were also additional companies locating on the south end of the survey area. A few include Mid-West Coal Company at 1017 North 23rd Street (non-extant); an aluminum and brass castings factory at 912-916 North 23rd Street (non-extant); and the Sweeping Compound facility at 1017 North 21st Street, which had their warehouse right across the street at 1020 North 21st Street (both non-extant). A number of filling stations were constructed in the area and other automotive related enterprises, such as an auto wrecking business at 1902 Nicholas (non-extant).

POSTWAR ERA (1946-1960)

OVERALL CHARACTER

The post-World War II era was marked by change as Omaha's economic base began to shift from agricultural food processing, transportation and wholesaling to a dominance in retailing, finance and services.⁴³ After World War II, Omaha began expanding rapidly and undertook numerous planning efforts.⁴⁴ Business and industries began moving to larger tracks of land in suburbs adjacent to new long-haul trucking arteries as highways continued to improve and construction of the interstate system began. As jobs began to move, so too did some residents of the inner city. However, redlining practices and covenants continued to limit the mobility of African-Americans and they were left to reside in one of the city's older residential neighborhoods. In the years after World War II, North Omaha residents continued efforts to improve their neighborhoods through organizations such as the Omaha Urban League, the Citizen's Coordinating Committee for Civil Liberties, the North Omaha Commercial Club and many others to incite city and federal attempts to reinvest in the Near North side.

RACIAL AND ETHNIC COMPOSITION

Although a number of residents of different ethnicities continued to make North Omaha their home, trends sent in motion during previous decades continued to march on. North 24th Street, previously known to Jewish immigrants as the "Miracle Mile," and to African-Americans as the "Street of Dreams" began losing its luster, as did the rest of the surrounding area.

⁴² (Christina A. Jansen 2015) Section 9: 39.

⁴³ (Daly-Bednarek 1992) 1.

⁴⁴ Between 1951 and 1956, the city annexed over 7.6 square miles bringing Omaha's total size to 45.6 square miles. (Omaha City Planning Department 1972) 4.

Following the war many Jewish families began moving to west Omaha.⁴⁵ Some moved as their synagogues relocated to West Omaha suburbs, such as the Beth El Synagogue built in 1941 at 49th and Farnam and the Beth Israel Synagogue begun in 1948 at 1502 North 52nd Street. As the Jewish population began to diminish, so too did many Jewish businesses.

Between 1940 and 1950 Omaha's African-American population increased by 20%, with almost all new residents moving into the existing boundaries increasing the population density.⁴⁶ The growing population eventually pushed the boundaries of the old ghetto. By the mid 1950's African-Americans were moving northward towards Ames and east of 24th Street.⁴⁷

PLANNING EFFORTS (1946-1960)

Although Omaha leaders engaged in civic improvements starting in the late 19th century through the late nineteen teens, planning efforts "receded into near obscurity during the 1920s and 1930s."⁴⁸ The postwar years marked a change in how city planners viewed urban development. Early planning studies began to speak to the state of housing in North Omaha. In 1946, Omaha's Improvement and Development Program identified two major blighted residential areas within the city; a north side district and a south side district.⁴⁹

In 1957, the next big planning effort, *The Omaha Plan*, tackled numerous issues throughout the city and continued to identify the need for urban renewal in a "massive area-redevelopment scheme that involved most of the city east of 30th Street from "Y" Street on the south to Bedford Avenue on the north."⁵⁰ However, the public voted against bond issues to fund those efforts.

TRANSPORTATION (1946-1960)

With better paved roads and more affordable automobiles, use of the streetcar system in Omaha continued to decline. Many streetcar routes in North Omaha were being abandoned by the early 1940s and the trend continued through the mid-to-late 1940s. In 1955 Omaha's last streetcar took a ceremonial farewell run. Although buses continued to travel along similar routes, public transportation along the majority of these routes was discontinued. Similarly rail traffic decreased.

RESIDENTIAL (1946-1960)

After World War II, Omaha suffered from a severe housing shortage. Soldiers returning and new residents had difficulty finding homes, causing the Omaha Housing Authority (OHA) to set up temporary barrack-like dwellings in several parks to address the shortages.⁵¹ The city's 1946 planning effort spoke to the condition of homes in the north side (and south side) district as owner-occupied residences continued to transition into rental properties and deferred maintenance or neglect rose.⁵²

As a result of rising awareness, and to address housing shortages, OHA undertook construction of three new housing projects, all in North Omaha, including Hilltop Homes (outside of the survey boundaries between North 30th and 33rd Streets and Grant to Lake Streets) in 1951, Spencer Homes (Spencer



Figure 19: Spencer Homes, DO09:0225-033. Source: APMA, 2015.

⁴⁵ (Grossman 1984) 4.

⁴⁶ (North Omaha Community Development, Inc. 1974) 12.

⁴⁷ (North Omaha Community Development, Inc. 1974) 13.

⁴⁸ (Daly 1985) 70.

⁴⁹ The north side district was bounded by Cuming Street to Bedford Avenue and from Sixteenth Street to Thirtieth Street. The south side district was bounded just west of South 25th Street between "M" and "Q" Streets. (Mayor's City-Wide Planning Committee March, 1946) 55.

⁵⁰ (Daly-Bednarek 1992) 140.

⁵¹ (Landmarks Heritage Preservation Commission 1984) 55.

⁵² (Mayor's City-Wide Planning Committee March, 1946) 55.

Street from North 26th Avenue to North 29th Street) (DO09:0225-033) in 1952 and Pleasantview Homes (North 30th Street between Parker and Burdette Streets, non-extant) in 1953.⁵³

In addition, organizations such as the North Omaha Commercial Club pushed for better sized schools to facilitate growing populations. Since many of the schools in the Near North neighborhood were constructed in the late 1880s and early 1900s for smaller populations, the school district began building new facilities or additions including Kellom School (DO09:0132-007) at 1311 North 24th Street, built in 1948, and Howard Kennedy School's addition at 2906 North 30th Street, built in 1957.



Figure 20: Kellom School, DO09:0132-007. Source: APMA, 2015.

Despite construction of some public housing projects, housing remained a problem for African-Americans. In 1958 George Robinson, executive secretary of the Urban League, publicized statistics illustrating the sustained housing problem for African-Americans. These statistics indicated that between 1952 and 1957, of the over 13,000 new homes built in Omaha, only 32 were available to African-Americans.⁵⁴ Although the U.S. Supreme Court ruled restrictive covenants unconstitutional in 1948, the practice remained in use in North Omaha neighborhoods such as Kountze Place for many years. These factors continued to restrict the mobility of African-Americans.

COMMERCIAL (1946-1960)

Some commercial development resumed in the area after the war, although it was fairly minimal since commercial districts were already well developed. Some buildings were renovated for new uses such as the Carver Savings and Loan Association building (2414 Lake Street, National Register #16000159). Others were entirely new construction like the United States Post Office Station "A" (2205 North 24th Street, National Register #16000159), built in 1948, and Skeets Barbecue (2201 North 24th Street, National Register #16000159), which opened around 1955. Although many Jewish enterprises remained after World War II, a number of businesses moved to western suburbs as proprietors retired and shopping patterns began to change with rising use of the automobile.



Figure 21: Carver Bank, NR #16000159. Source: APMA, 2015.



Figure 22: Carnation Ballroom, DO09:0138-048. Source: APMA, 2015.

Music and entertainment venues within the Near North neighborhood continued to succeed after the war with McGills (2425 North 24th Street, National Register #16000159) opening in the mid-1940s and Paul Allen's lounge (2229 Lake Street, National Register #16000159) in the early 1950s. Both locations attracted many nationally known black musicians. Carnation Ballroom (2711 North 24th Street,

⁵³ These public housing projects were some of the first to be constructed as non-segregated homes, since the city desegregated public housing in 1951 at the urging of black leaders, particularly the Omaha Urban League. (Landmarks Heritage Preservation Commission 1984) 55.

⁵⁴ (Donald Louis Stevens 1981) 44-46.

(DO09:0138-048) opened in the building previously occupied by Forbes Bakery. Carnation Ballroom was opened by Omaha Star publisher, Mildred Brown, in 1948. Before closing in 1959 the ballroom hosted performers such as B.B. King, Ray Charles, James Brown, Chuck Berry and Little Richard. Dreamland Ballroom continued to attract big bands, including Nat King Cole, Duke Ellington, Count Basie, Louis Armstrong and Earl Hines.⁵⁵

INDUSTRIAL (1946-1960)

In the years following World War II, a few new companies built facilities in the Near North Side neighborhood such as the American Road Equipment Company at 4302 North 28th Street (presently 2815 Taylor Street) (DO09:0231-017) in 1948, a wholesale plumbing and well supply company at 2001 Nicholas (Omaha Compound Company) (DO09:0130-067) built in 1951 and a truck trailer repair garage at 1011 North 19th Street built in 1956 (extant). Despite these additions, industrial construction generally declined by the 1950s. Many coal companies closed as fuel oil burners became more prominent and the use of coal declined. Some firms began to move out of the area as the use of railroad shipping continued to decline and new industrial parks located at southwest fringe of Omaha with better access to highways.

RECENT PAST (1961 - 1989)

OVERALL CHARACTER

The 1960s began a period of paradox for North Omaha. The city's economy continued to shift from traditional industries to retailing, finance and other services. Omaha physical boundaries continued expanding and by 1972 rapid suburban development and annexation had doubled the city's pre-World War II size.⁵⁶ With most of the city's growth and investment focused on the southern and western edges of the city, the inner city, including North Omaha, experienced periods of painful decline. In North Omaha such decline can be attributed to a number of different factors including dramatic decreases in population, significant loss of housing, social unrest and commercial deterioration.

RACIAL AND ETHNIC COMPOSITION

The 1960s and early 1970s were particularly marked by racial conflict, both non-violent and violent, which focused attention on pervading tension throughout the country. Despite the passage of the 1964 Civil Rights Act, African-Americans continued to face discrimination in housing, education and employment and the first violent disturbances began nationally in 1964 and peaked in 1968.⁵⁷

By 1960, Omaha's African-American population was still primarily held to the Near North Side neighborhood. African-Americans accounted for 8.3% of the city's overall population, which rose 67% from the decade before.⁵⁸ Despite some movement, most of the population was restricted to the same defined area in North Omaha of previous years. The same area also saw the highest number of low income households in the city.⁵⁹ A 1969 Omaha Human Relations Study Committee found that "92% of the African-American population was crowded into the Near North Side where poverty and deprivation are greatest."⁶⁰

Non-violent civil rights protests in Omaha to achieve equality had begun before the 1950s with groups such as the De Porres Club and the Citizen's Coordinating Committee for Civil Liberties who marched in Omaha in 1963 to urge the passage of an open housing ordinance.⁶¹ Violent disturbances took shape in July and August of 1966. Skirmishes between law-enforcement and people congregating in a

⁵⁵ (Christina A. Jansen 2015) Section 9: 40.

⁵⁶ In 1951 Omaha's total size was approximately 38 square miles. By 1972 the city had annexed 47.6 additional square miles bringing the total to 85.6 square miles with 40 square miles annexed between 1956 and 1972 alone. (Omaha City Planning Department 1972) 4 and 7.

⁵⁷ (Landmarks Heritage Preservation Commission 1984) 60.

⁵⁸ (Omaha City Planning Department 1965) 21 and 22.

⁵⁹ (Omaha City Planning Department 1965) 34.

⁶⁰ (Human Relations Study Committee 1969) 3.

⁶¹ An open housing ordinance was passed in the city of Omaha in 1969 and a fair employment practice ordinance was passed two years later.

Safeway (2505 North 24th Street, National Register #16000159) parking lot led to rioting, looting and some fires along North 24th Street. Two years later, in March of 1968, a week of rioting followed a disturbance at a rally for presidential hopeful George Wallace, former segregationist governor of Alabama. Demonstrators clashed with police and several motorists were attacked and a pawn shop looted. Later in the evening a 16-year-old African American youth was killed in a pawn shop by an off-duty police officer guarding premises, fueling further outrage. When 14 year old Vivian Strong was killed by an Omaha police officer at Logan Fontenelle Homes in June of 1969, several nights of violence followed. At least five buildings were burned to the ground along North 24th Street between Seward and Clark Streets. Tensions continued and in August 1970 policeman Larry Minard was killed by two young activists when answering a call at a vacant house at 2867 Ohio Street.⁶² The civil disturbances resulted in multiple arrests and the creation of a number of different programs, but the fundamental problems causing the riots remained.



Figure 23: Safeway, NR #1600159. Source: APMA, 2015.

PLANNING EFFORTS (1961 – 1989)

The city of Omaha continued to develop plans for the redevelopment of Omaha's inner-city, but ballot defeats in May of 1966 and May of 1970 did not fund the proposals. Other attempts to gain funds through federal programs also failed. In the 1970s federal, state and local legislation helped to provide funding sources not earlier available.⁶³

Many North Omaha community groups also organized to tackle revitalization efforts in North Omaha such as Community Bank of Nebraska, Omaha Economic Development Corporation (OEDC), Community Equity Corporation (CEC) and the Opportunities Industrialization Program (OIC).⁶⁴

During the 1980s, in an effort to bring more recognition to the area's historical importance, a number of individual buildings were nominated and included on the National Register of Historic Places. Over half the current National Register of Historic Places nominations for individual buildings in the Near North Side neighborhood were written during this time. All nominations were completed by Omaha Planning Department or Nebraska State Historical Society staff with the help of community leaders. These efforts help to document and bring attention to the area's rich cultural and architectural heritage.

TRANSPORTATION (1961 – 1989)

After 1960, changes in Omaha's transportation systems forever altered the Near North Side neighborhood. The city was transformed with the construction of the National Interstate Highway system, which was created by the Federal-Aid Highway Act passed in 1956. Construction of Interstate 80, which extended from the Iowa border at Omaha to the Wyoming border began in 1957 and physically separated South Omaha from Omaha.⁶⁵ A few years later Route 480 was planned through downtown Omaha to connect to Interstate 29 across the Missouri River in Iowa.⁶⁶ The late 1960s and early 1970s saw construction of the North Freeway at the Interstate 480 interchange near Dodge

⁶² The conviction of the activists has remained controversial. Appeals in their behalf have gone to the U.S. Supreme Court, which upheld the original decision in the case. (Landmarks Heritage Preservation Commission 1984) 61.

⁶³ This included, among others, the Community Development Act of 1974 passed by the United States Congress, which created the Community Development Block Grant (CDBG) program.

⁶⁴ OEDC, created in 1977, strives to identify and implement project that create diverse housing options, commercial spaces, jobs, training and business ownership opportunities. CEC began as an investment corporation with the ability to help finance minority owned small businesses. OIC was founded in Omaha in 1968 to provide job training for the disadvantaged. (Landmarks Heritage Preservation Commission 1984) 62.

⁶⁵ (Koster 1997) 66.

⁶⁶ (Nebraska Department of Roads 1961) 1.

Street and extending north to Hamilton Street between 27th and 28th Streets. The purpose of the freeway was to relieve 30th Street automobile traffic, particularly at the Cuming Street intersection.⁶⁷ By 1976 it was completed to Lake Street and although there were plans to connect the North Freeway with Interstate 680 to the north, they did not come to fruition because residents in far North Omaha objected.⁶⁸ It took twelve more years to extend the freeway from Lake Street to A.V. Sorenson Parkway and 30th Street, eventually connecting to Eppley Airport.

Buses facilitated the majority of public transportation by the 1960s. By the 1970s, the only remaining transit company was the Omaha Transit Company. In 1972 Metro Area Transit (MAT) assumed responsibility for Omaha's public transit operations.⁶⁹ Private transit companies could not compete with the public's increasing preference for private automobiles and had only remained in service under a city subsidy. In the early 1980s MAT opened a new administrative and maintenance facility for its bus fleet at 23rd and Cuming Streets.

RESIDENTIAL (1961 – 1989)

The Near North Side neighborhood experienced dramatically shifting population patterns. Acquisition of property for the construction of the north freeway and general condemnation of properties dropped the total number of housing units from 8,900 in 1960 to 7,400 in 1970 and 4,900 in 1980.⁷⁰ With fewer residential opportunities, people were forced to move. Between 1960 and 1980 the population of North Omaha fell from almost 30,000 to 10,900.⁷¹ As the old boundaries of the ghetto were forced to expand, people began moving north and west. By 1980 the federal census revealed that African-Americans lived in almost every census tract in the city.

In an effort to replace a small amount of existing housing stock lost by construction of the freeway, Omaha Housing Authority (OHA) made an agreement with the Nebraska Department of Roads to rehabilitate complexes such as the Spencer Homes as part of development of the North Freeway. OAH also began a trend of dispersed housing instead of construction of large, concentrated housing units. New duplexes and townhouses were built throughout North Omaha, and other areas of the city, on vacant lots. Some existing complexes were also modernized.

The 1980s saw efforts to create more housing opportunities through the construction of 50 single-family homes in Conestoga Place and rehabilitation of previous multi-family housing complexes such as Chambers Court (previously Strehlow Terrace) and Horizon Townhomes (previously Garden Apartments), which was converted into 50 owner-occupied townhomes. Construction of the Kellom Heights project also began in the late 1980s.

COMMERCIAL (1961 – 1989)

Commercial interests in the Near North Side reflected the story of urban America in the 1960s and 1970s. As people became accustomed to driving to centralized markets or larger stores, neighborhood stores suffered. In an effort of revitalization, centralized markets were inserted into the existing Near North Side neighborhood fabric with the construction of two suburban-like grocery stores with large parking lots – Safeway at 2505 North 24th Street, built in 1964, (National Register #16000159) and Hinky Dinky at 2905 North 16th Street, built 1967 (DO09:0139-002).



Figure 24: Former Hinky Dinky, DO09:0139-002.
Source: APMA, 2015.

⁶⁷ (Henningson, Durham and Richardson, Inc., 1975) II-2.

⁶⁸ (Kelly, 1979) 6.

⁶⁹ MAT also serves Council Bluffs, Iowa.

⁷⁰ (Landmarks Heritage Preservation Commission 1984) 61.

⁷¹ (Landmarks Heritage Preservation Commission 1984) 61.

During this period, other factors hasten the demise of neighborhood commercial nodes in North Omaha. The dramatic loss of population due to the construction of the North Freeway radically reduced the consumer base for businesses in the Near North Side neighborhood. In addition, the impact of social unrest resulted in a number of lots that remained empty after buildings burned during the riots were torn down. Some businesses never reopened, while others relocated after the riots. Insurance costs for property owners dramatically increased due to decreasing property values and rising burglaries and break-ins. In 1966 there were 70 businesses listed along a six block stretch of North 24th Street between Blondo and Ohio Streets. Six years later there were only 26 listed.⁷²

There were efforts to counteract these trends. During the 1980s, three well-publicized renovation projects were undertaken; two within the North 24th and Lake Streets Historic District - the Blue Lion (2425 North 24th Street, National Register #16000159), the Business and Technology Center (2505 North 24th Street National Register #16000159) and one to the south - the Bryant Resource Center (2417 Grant Street) (DO09:0221-010). All three projects were located at or near North 24th and Lake Streets, the heart of the African-American business district. The Blue Lion was originally conceived as a neighborhood-owned retail center and opened in 1983. The Business and Technology Center, located in the former Safeway store, opened in 1986. Today it is known as the Omaha Small Business Network. The Bryant Resource Center located in the renovated St. Benedict the Moor Catholic School in 1985 and remains there today.

INDUSTRIAL (1961 – 1989)

Although many industries remained during the early 1960s, industry jobs were generally in a state of decline throughout the city. Until the late 1960s, many North Omaha residents worked for small, area industries, the railroad or the South Omaha packing plants making livable wages.⁷³ As these employers began to close, job loss further took its toll on the health of the Near North Side neighborhood.

Transportation continued to evolve and railroad tracks such as the Omaha Belt Line Railroad were abandoned.⁷⁴ This furthered new industry's attraction to newer, larger industrial parks near the interstate. The transition of existing transportation systems and its impact on North Omaha industries physically manifested in a number of demolitions. Areas where a number of industries stood along Nicholas and Icard Streets between North 24th and North 21st Street were demolished to accommodate Metro Area Transit's new administrative and maintenance facility for its bus fleet in the early 1980s. Freight depots on the northeast corner of North 16th and Nicholas Street were demolished and industrial firms east of North 28th Street were razed to accommodate the construction of Interstate 480.

1990-PRESENT

OVERALL CHARACTER

During the last 26 years, North Omaha has been witness to further change. Suffering from disinvestment, racism and lack of opportunity, it is a community that continues to strive for hope and better opportunities. Area residents, community groups, and increasing federal, state and local financial commitments have overseen efforts to bring more housing opportunities, job training and small business investment to the area. This work continues today.

RACIAL AND ETHNIC COMPOSITION

Omaha's African-American population has steadily dispersed, moving northwest from 24th and Lake Streets. By 1990, the center of the city's black population had moved to 41st and Boyd Streets, just

⁷² (1954-1979: Growth - Frustration boiled over in the late '60s 2004)

⁷³ (Hoover 1997) 7.

⁷⁴ Throughout the 1980s and 1990s the Omaha Belt Line railroad was abandoned and removed, except for two miles in South Omaha which remain active. Today, a portion of the line has been turned into the MoPac Trail, a recreational trail in Omaha.

south of Ames Avenue and east of Fontanelle Park.⁷⁵ Despite this shift, the Near North Side is still predominately African-American.

PLANNING EFFORTS (1990-present)

The City has continued a number of planning efforts to articulate and plan for growth and development. The scope of most planning documents was comprehensive, evaluating city-wide development. In 1992 the North Omaha Renaissance 2000 Plan, a joint effort by city, state, county and private interests, focused on North Omaha. Although it was not the first to look at North Omaha individually, it provided an updated look at the individual needs of the area including further commercial, office and housing redevelopment. The plan called for a “hub” project, to show how a vision could be implemented, but federal and city funding fell through.

In 2007, the Omaha Chamber of Commerce, in association with an alliance of corporate and community interests undertook another planning effort, the North Omaha Development Project, which focused on providing a strategic blueprint for economic development in North Omaha. Many planning efforts outlined in this document are still applicable.

TRANSPORTATION (1990-present)

Transportation routes have changed little over the last 26 years. In 2007, North Omaha was Omaha’s largest single public transportation market with residents utilizing the system approximately four times the rate of Omahans as a whole.⁷⁶ Major bus and automobile routes still traverse previously established routes, North 24th Street, North 16th Street, Cuming Street, Lake Street and Ames Avenue.

RESIDENTIAL (1990-present)

An Omaha Chamber of Commerce sponsored planning document in 2007 states that “over 1,200 new (housing) units were built in North Omaha between 1990 and 2006, the best performance since the 1920s.”⁷⁷ Examples of such projects include, Concord Square (2120 Paul Street), a market-rate, single-family residential development, and Kountze Place, a concentration of new owner-occupied and rent-to-own single-family development in the Kountze Place neighborhood. Habitat for Humanity Omaha is also making an impact on housing opportunities throughout North Omaha with demolition, renovation, roof repair projects, coalition-building efforts and new residential construction.⁷⁸

Developments over the last two-and-a-half decades have also aimed at providing better resources for families living in the Near North neighborhood. A few of those undertaken in recent years within the survey area include Grace Plaza (2006 North 19th Street); Jesuit Academy (2311 N 22nd Street), built on site of former Butler-Gast YMCA; Urban League Family Resources Center (2040 Lake Street); Charles Drew Medical Clinic (2915 Grant Street); and Family Housing Advisory Services (2401 Lake Street). Some resources just outside of the survey area include Eugene Skinner Magnet School (4304 North 33rd Street), Charles B. Washington Library (2868 Ames Avenue), Butler-Gast YMCA (3501 Ames Avenue), North High School rehabilitation (4410 North 36th Street) and Adams Park (3121 Bedford Avenue).

COMMERCIAL (1990-present)

Commercial redevelopment remains a hurdle to overcome. Persistent perceptions that the area is a dangerous place continue to haunt new entrepreneurs. Commercial nodes are scattered and clustered around transit stops that are obsolete. A few recent projects to encourage commercial investment include the North 24th and Lake Streetscape improvements, Love’s Jazz and Arts Center (2506 North 24th Street, National Register #16000159), Dreamland Plaza (2322 North 24th Street), Carver Bank (2414 Lake Street, National Register #16000159), redevelopment of the Blue Lion (2425 North 24th

⁷⁵ (Burbach 1997)

⁷⁶ (Greater Omaha Chamber of Commerce 2007) 27.

⁷⁷ (Greater Omaha Chamber of Commerce 2007) 23.

⁷⁸ (Gonzalez 2014).

Street, National Register #16000159), and the Highlander development near North 30th and Parker Streets.

INDUSTRIAL (1990-present)

Despite residential investments throughout previous decades, a 1997 Omaha World Herald newspaper article stated that the area lacked substantial commercial and industrial development to bring more and better-paying jobs. The article further stated that “between 1987 and 1995 alone, in a council district that already had the fewest available jobs in the city, the area experienced 30% job loss.”⁷⁹

Nationally, manufacturing growth has slowed over recent decades and Omaha has followed this trend. Despite the slowdown, a number of attempts by numerous organizations and the City of Omaha, have strove to develop new industrial parks in North Omaha. A recent proposal, the Ames-Locust Industrial Park, was abandoned in 2014 after costs to remove rubble from the ground were too high.

Despite the obstacles, there are a few industrial enterprises within the survey area that have remained. Micklin Lumber has been a long standing North Omaha business moving from offices at 1823 North 21st Street, to 2109 North 24th Streets and then in 1929 moving to its present location at 1020 Florence Boulevard (DO09:0130-001).

⁷⁹ (Burbach 1997).

Chapter 2: Survey Methodology

INTRODUCTION

This chapter describes the methods employed to conduct the survey, the means used to analyze the gathered information and the results that emerged following that analysis.

Over the past decade and a half the Omaha Certified Local Government (CLG) in conjunction with the Nebraska State Historical Society (NSHS) has devoted some of its funding to a reconnaissance level survey within a portion of the City of Omaha. The purpose is to identify resources with potential historic and/or architectural significance. Once complete, the end products of the survey are used for planning purposes by the Omaha Planning Department, by the Omaha CLG and by the NSHS. Recommendations identified in these surveys also provide a list of resources potentially eligible to the National Register of Historic Places (NRHP) and/or Omaha's Landmark designation program. Finally, awareness of these resources may lead to their rehabilitation through private development.

In 2015, the area of Omaha north of the downtown core and east of 30th Street was selected to be resurveyed on a reconnaissance level. This area was first surveyed in 1984 – more than 30 years ago. This is the first resurvey for the City of Omaha. In addition to documenting resources that have come of age since the initial survey, this survey will use modern survey methods and create a database and GIS map for this area that is consistent with more recent surveys.

OBJECTIVE

The objective of this project was to complete a detailed Reconnaissance Level survey and resurvey of North Omaha. This survey verified the location of previously surveyed properties and reevaluated their level of integrity. During this survey, teams of investigators identified historic, architectural and landscape resources within the survey area that met the Nebraska Historic Building Survey (NeHBS) standards. These resources included buildings, structures, objects and sites. Each of the previously surveyed and newly surveyed properties were then evaluated for their potential eligibility for listing individually, as contributing to a historic district, or as a resource to be included within a multiple property listing on the National Register of Historic Places.

SURVEY AREA

While the current survey area generally mimics the boundaries of those from 1984, there are some subtle differences. The southern edge of the boundary moved slightly north to avoid overlap with the Downtown survey completed in 2010. Also the eastern edge of the boundary moved slightly eastward to include areas that were not previously surveyed. This new survey area includes approximately 2.31 square miles and approximately 4,964 parcels.

Previous surveys had collected information on 681 properties in the bounded area. All of these properties were resurveyed as a part of this project. Included in this count are fifteen individual properties, one historic district, and a portion of another historic district, which are currently listed on the NRHP.

The area contains many vacant parcels scattered throughout the survey area, as well as several large industrial sites and newer developments. Large industrial sites are generally located at the edges of the survey area; within the original city plat, along the top of the eastern bluff line and just south of Ames Avenue. They include the Storz Brewery site (DO09-0131-001; DO09-0133-002; DO09-0133-004); Micklin's Hardware, formerly a streetcar car barn (DO09-0130-001); a City of Omaha Maintenance Facility (DO09:0223-003), formerly a streetcar repair shop; and the Lozier Corporation (4223 North 24th Street). Residential developments within the survey area too young to be surveyed include Kellom Heights, Concord Square, and an area that spans from Greenview Terrace on the east (North 16th Street) to Conestoga Place (North 23rd Street) between Grace and Clark Streets.

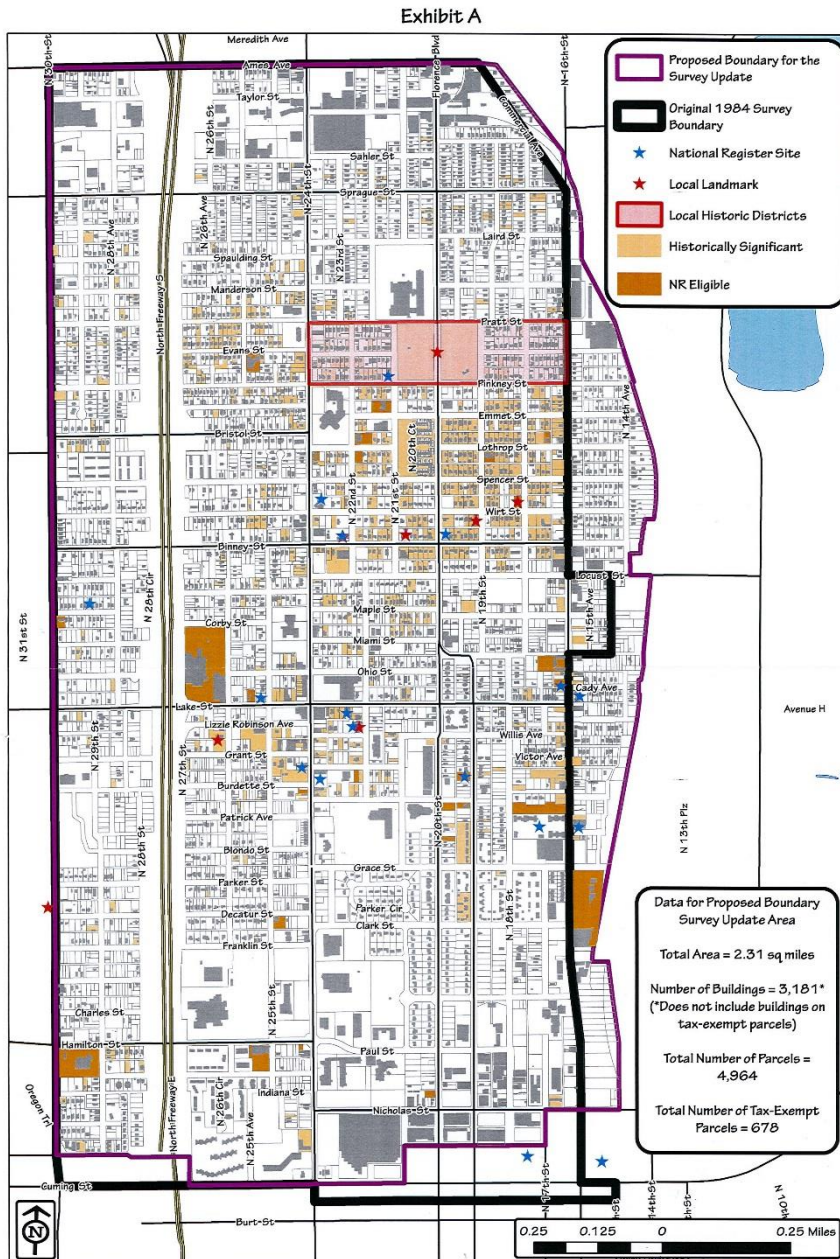


Figure 25: Map comparing the boundaries of the North Omaha Survey Area in 1984 and 2016. Source: City of Omaha Planning Department.

METHODOLOGY

RESEARCH

Alley Poyner Macchietto Architecture Incorporated (APMA) conducted this reconnaissance level survey in accordance with the *Secretary of the Interior's Standards for Archaeology and Historic Preservation* along with *Standards for Identification and Evaluation* and the NeHBS standards. In order to develop an awareness of potentially significant resources (buildings, structures, sites and objects) in the survey area and understand the unique aspects of the history of North Omaha and the associated ethnic history which influenced its development, research was begun prior to the commencement of field work. This included a review of database and nomination forms from the Nebraska State Historic Preservation Office, as well as reviewing local histories, particularly "Patterns on the Landscape," and the recently completed North 24th and Lake Streets Historic District National Register nomination.

PRE-FIELD WORK

Before heading into the field, the team gathered databases and GIS shapefiles from the Nebraska State Historic Preservation Office (NeSHPO), the City Planning Office and the Douglas County Assessor's Office. The NeSHPO

database contained information on previously listed properties and some of the previously surveyed properties. Information from the City Planning Office generally focused on information from the 1984 survey, including potentially eligible sites and districts. Information from the Douglas County Assessor's Office was obtained for all properties within the survey area and included the parcel address, legal description, number of acres, square footage, building description, unit type, number of units, facade material, roof material, roof type, number of stories, year built and year remodeled. In addition, the Assessor's office provided aerial photos from 1941, 1949, 1955, 1958, 1962, 1965, 1971, 1973, 1976, 1978, 1980, 1982, 1985, 1988, 1990, 2001 and 2004.

All of these databases were combined into a master database, which was then used to create maps and tables for field work. Maps for field work illustrated each address in the survey area and highlighted all previously listed and previously surveyed properties. Tables for field work include existing information for historic property names, addresses, inventory numbers, previous survey status, year

built, number of stories, building description, facade material, roof material, roof type; and left blanks for field photo numbers, extant condition, architectural style and notes.

FIELD WORK

Field work was completed in November and December 2015. In the field, teams of investigators traveled each public road in North Omaha to ensure a complete survey. By traveling each roadway with the tables and maps of previously surveyed properties in hand, the survey teams were able to locate most previously inventoried properties which did not have a clear address, or to verify that they were non-extant.

Investigators identified and inventoried resources that met the following criteria:

- A minimum of 40 years old
- Retained their physical integrity
- Situated in their original location

Although the National Register sets 50 years as a minimum age for nominated resources, this survey utilized 40 years as a minimum age criteria for two reasons. First, this allows the survey to remain valid for several years into the future. Given the number of years between surveys, the data needs to remain viable as long as reasonably possible. Secondly, since age is often estimated in the field, this provides leeway for those resources on the edge of the survey timeline, allowing for erring on the side of inclusion rather than exclusion.

A high level of physical integrity gives a resource authenticity by presenting its physical characteristics during its period of historic significance. According to the National Park Service, physical integrity is comprised of seven aspects; location, setting, design, workmanship, materials, feeling and association. They are defined as follows:

- Location is the place where the historic resource was constructed or the place where a historic event occurred.
- Design is the combination of elements that create the form, plan, space, structure, and style of a resource.
- Setting is the physical environment of a historic resource.
- Materials are the physical elements that were combined or deposited during a particular period of time and in a particular pattern or configuration to form a historic resource.
- Workmanship is the physical evidence of the crafts of a particular culture or people during any given period in history or prehistory.
- Feeling is a resource's expression of the aesthetic or historic sense of a particular period of time.
- Association is the direct link between an important historic event or person and a historic resource.

Integrity is affected by changes to the original materials and features, such as the installation of modern siding materials like vinyl siding, or the replacement of original wood windows with modern aluminum windows. In some cases however, changes to a resource have been in place long enough to have gained historic significance. For example, asbestos siding was frequently installed between

1930 and 1970 and in many cases has been in place long enough to be considered historically significant.

Standards of integrity were applied most rigorously to residential buildings due to the number of extant examples available for survey. Likewise, younger resources were held to a higher standard. On commercial properties, alterations to the first floor were expected and buildings were not discounted if the alterations were minor or had gained historic significance over time. Secondary buildings such as garages and sheds were surveyed only when they added to the historic feeling and association of the primary building. Abandoned resources were included when they retained sufficient integrity, represented a unique property type or possessed construction materials indigenous to the area.

Resources such as industrial sites with multiple buildings, structures and objects were surveyed as a single entity in which the primary buildings, structures or objects were required to meet the evaluation criteria listed above.

BIASES

All survey work and research contains certain biases due to the nature of the work. By identifying these biases it is easier to understand how the project progressed and how future projects might avoid such biases.

Because a reconnaissance level survey is primarily based on visual observation of the resources from the public right-of-way, those resources obscured by foliage or other obstructions generally could not be surveyed. Furthermore, the visual nature of a reconnaissance level survey gives greater weight to those resources which are architecturally significant or which have a clear and obvious historic significance, such as a fire hall or school. Those resources with low physical integrity but high historic significance were included when previously noted, brought to the attention of the survey team by interested public parties, or where uncovered during research for the historic context of this survey.

To help overcome the visual bias of this survey, a neighborhood meeting was held at Love's Jazz and Art center in early January. Meeting notifications were publicized on Facebook and through email trees explaining the project to the public and encouraging residents to share information about local history and properties associated with historic events or people with the survey team. In addition, field investigators provided contact information to insure those who could not attend the meeting could still share their information with the survey team. Public input was sought particularly for buildings with historic significance that might have been otherwise overlooked.

INVENTORY NUMBERING SYSTEM

Resources within the survey area that met these standards were entered into a database for future reference. Once within the database, newly surveyed resources were each assigned a unique inventory number.

In Douglas County, the inventory number is composed of three sets of digits (xxxx-yyyy-zzz). The first set begins with an abbreviation for the county (DO for Douglas) and a two-digit number (09); therefore, the first set of numbers is always DO09. The second set of numbers indicates a subsection of land within the Public Land Survey System of Douglas County, as originally assigned by the Omaha CLG. The final set of numbers is a unique three digit number for each resource. For example, the NeHRSI inventory number for the Broomfield Rowhouse is DO09:222-002. Within this report, inventory numbers are supplied with the name or address of each resource discussed within the text.

POST FIELD ACTIVITY

After fieldwork, each previously surveyed and each newly active resource was catalogued in a database. Database entries for previously surveyed resources were updated to meet today's NeHBS standards, including correcting and adding addresses where now available and noting changes to the resource's integrity. Database entries for newly active resources included basic location information, architectural features, characteristics, style and form, as well as identifying information. Latitudes and longitudes were also identified for each property to assist in future location of the resource as addresses change.

A minimum of two color digital photos were taken of each resource in the field. After field work, photos were downloaded and renamed. Those with previously assigned inventory numbers were renamed with those numbers. Photos of newly surveyed properties were temporarily renamed with their address.

Finally the data was entered into the GIS system by joining it with a shapefile provided by the Douglas County Assessor's office. Then the properties were mapped.

After the first draft of the database, photographs and maps were completed, the Principal Investigator and the Field Supervisor reviewed all of the collected information. Each database entry was verified and information was added for materials, historic contexts and property types. Photos were reviewed for clarity and their ability to illustrate the features of the resource. The maps were reviewed for accuracy and for density. A dense area might indicate a potential historic district.

Newly surveyed properties were then assigned inventory numbers and their corresponding photos were relabeled with this system.

ANALYSIS

Resources were then evaluated for their potential to be listed individually or as contributing to a historic district in the National Register of Historic Places (NRHP). The NRHP is the official list of the Nation's historic places worthy of preservation. Authorized by the National Historic Preservation Act of 1966, the National Park Service's National Register of Historic Places is part of a national program to coordinate and support public and private efforts to identify, evaluate, and protect America's historic and archeological resources. Included in the list are buildings, sites, structures, objects and districts which are at least 50 years old, have sufficient integrity and which are significant under one of four criteria:

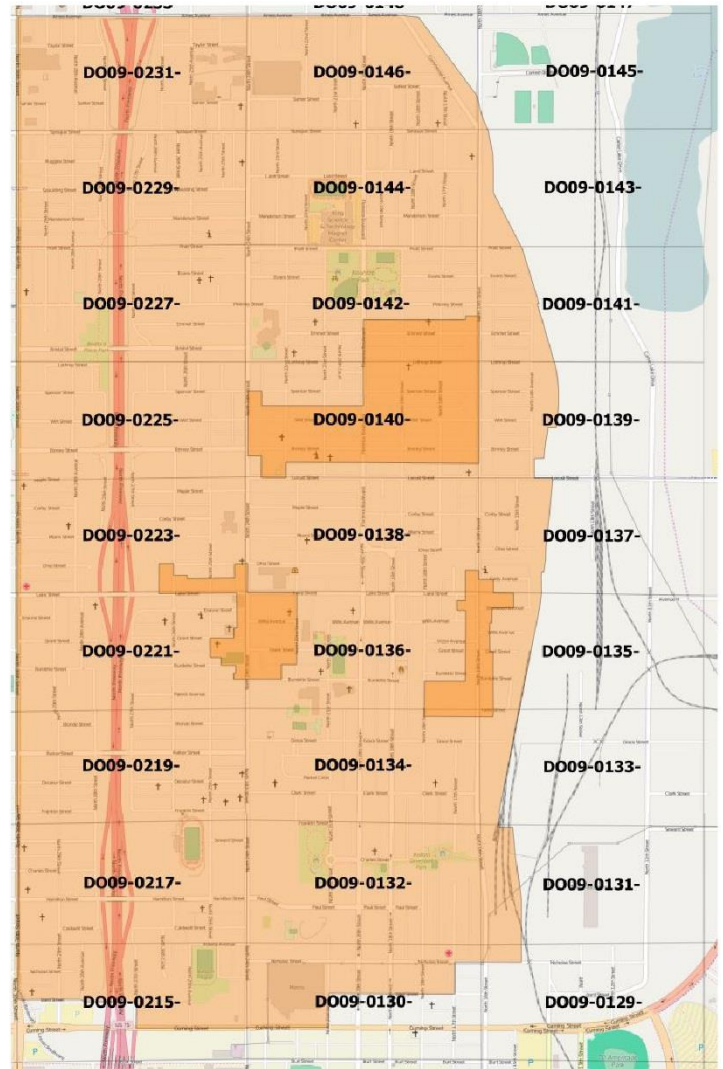


Figure 26: Map of the North Omaha Survey Area Overlaid with the Omaha-Douglas County HBS Inventory Numbering System; Information from the Douglas County Assessor's Office. Map by APMA, 2016.

- A. That are associated with events that have made a significant contribution to the broad patterns of our history; or
- B. That are associated with the lives of significant persons in or past; or
- C. That embody the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction; or
- D. That have yielded or may be likely to yield, information important in history or prehistory.

According to the National Park Service, “ordinarily cemeteries, birthplaces, graves of historical figures, properties owned by religious institutions or used for religious purposes, structures that have been moved from their original locations, reconstructed historic buildings, properties primarily commemorative in nature, and properties that have achieved significance within the past 50 years shall not be considered eligible for the National Register. However, such properties will qualify if they are integral parts of districts that do meet the criteria or if they fall within the following categories:

- a. A religious property deriving primary significance from architectural or artistic distinction or historical importance; or
- b. A building or structure removed from its original location but which is primarily significant for architectural value, or which is the surviving structure most importantly associated with a historic person or event; or
- c. A birthplace or grave of a historical figure of outstanding importance if there is no appropriate site or building associated with his or her productive life; or
- d. A cemetery that derives its primary importance from graves of persons of transcendent importance, from age, from distinctive design features, or from association with historic events; or
- e. A reconstructed building when accurately executed in a suitable environment and presented in a dignified manner as part of a restoration master plan, and when no other building or structure with the same association has survived; or
- f. A property primarily commemorative in intent if design, age, tradition, or symbolic value has invested it with its own exceptional significance; or
- g. A property achieving significance within the past 50 years if it is of exceptional importance.

Resources in this survey were divided into four classifications according to their potential to be listed on the National Register of Historic Places. Resources were marked Inactive, Active, Eligible – Individually or as contributing to a Historic District, or Listed – Individually or as contributing to a Historic District.

- **Inactive** – Resources in this classification were generally previously surveyed properties that have been removed or lost significant integrity since their initial survey and would no longer meet the NeHBS criteria.
- **Active** – This represents the bulk of the resources surveyed. These resources retained sufficient integrity but were not clearly architecturally or historically significant, or within an area of enough density to be potentially eligible as a historic district. However, they did meet the NeHBS criteria and could be listed if further research reveals a compelling statement of significance. Since this survey is biased towards those resources which can be visually identified

as significant, if listed, most buildings in this category would be listed under Criterion A as associated with broad patterns of history, or Criterion B, associated with the life of a significant individual.

- **Eligible** – Individually or as contributing to a Historic District – These resources were clearly architecturally or historically significant, or within an area of enough density to be potentially eligible as a Historic District.
- **Listed** – These resources were previously listed on the National Register either individually or as contributing to a Historic District.

END PRODUCTS

Resources entered into the database were input into a GIS system. Shape files were then created highlighting resources that were inventoried and those that were considered eligible for the NRHP. An analysis was then performed to identify potential Historic Districts, as well as to review architectural styles, forms and materials common to the survey area. The color digital photographs and completed database were then copied onto flash drives for delivery to the NeSHPO and Omaha City Planning Department with the completed survey report.

Finally, the results of this survey were compiled into this survey report. The report includes additional research undertaken during and after field work to further understand and describe the historic context of the survey area. A historic overview of the study area was developed, summarizing the broad patterns of North Omaha's settlement, development and evolution beginning with the area's early history through its recent past. Highlighted within this study were local resources which are connected to each of the historic contexts discussed. Additionally, the report contains an analysis of the survey findings, a discussion of the resources inventoried and recommendations and further information as outlined in the executive summary.

Chapter 3: Resource Analysis

ANNOTATED DISCUSSION OF SURVEY ANALYSIS

This chapter covers the analysis of physical resources that occurred as a part of this work. Following a numerical account of the survey results is a discussion of the construction found in the area, a review of the properties currently listed on National Register of Historic Places and as Local Landmarks and then an illustrated discussion of historic contexts clarifying the property types and historic contexts represented by the inventories resources. For a complete list of all resources inventoried as active in this survey, see the accompanying appendix.

RESULTS

Of the 4,865 parcels in the North Omaha survey area, this 2016 reconnaissance survey documented **602** active resources, including 198 previously surveyed properties that remain active and 404 newly surveyed properties. Of the 198 previously surveyed active properties, **52** are listed on the National Register of Historic Places either individually or as part of a district. The documented resources are fairly evenly distributed across the survey area and encompass a wide variety of property types. See the accompanying maps for distribution.

Properties which were previously surveyed, but were evaluated and marked as inactive within the inventory were generally dismissed for loss of integrity. This accounts for 321 of the previously surveyed properties. The primary reason behind this loss was the installation of modern siding. Other reasons included major alteration to character defining features, such as the replacement of windows or changes to the front porch. New siding often resulted in the loss of historic material and workmanship, which typically leads to the loss of a resource's historic feeling as well. That means three of the seven components of integrity discussed in Chapter 2 were usually compromised by new siding, windows, or major porch alterations. The remaining 161 previously surveyed properties that were marked as inactive are no longer extant. However, it is important to maintain a record of their history as it relates to the overall development of North Omaha.

ANALYSIS OF BUILDING CONSTRUCTION

As seen in Chapter 1, the history of North Omaha can be divided into six eras: Settlement and Expansion (1860-1899); Prosperity and Growth (1900-1929); the Great Depression and World War II (1929-1945); the Post-war Era (1946-1960); the Recent Past (1961-1989); and 1990 to the present. Although roughly 30% of the residential lots in North Omaha are vacant, the number of extant single and multi-family residential buildings from each era is reflective of the number of buildings constructed during each period.

There are a total of 748 extant single and multi-family residential buildings in the survey area. Out of this 505 were surveyed as part of this resurvey. Pre-1900 homes are generally found in a sideways "T" – north/south between 24th and 30th Streets, and east/west between Locust and Grant Streets. Homes from 1900-1929 dominate the survey area and can be found everywhere, except the industrial zones at the north and south ends of the survey area. In the third era of construction, we see the first consolidated efforts at infill in the survey area – between 28th and 30th Streets, from Wirt to Spencer, and between Florence Boulevard and N 20th Court, from Emmett to Spencer. From 1970 to 1999, we see a concentration of development between 18th and 24th Streets, from Spencer to Locust, as well as full-scale development of sections of land, including Kellom Heights, Conestoga Place and the area to the east of Conestoga. Modern development has been more prevalent, but continues this trend, mixing construction on individual lots with that of larger plat development. North of Lake Street, individual lot development is generally east of 24th Street. South of Lake Street, individual lot development has stayed between 24th and the Expressway. New platted developments include Greenview Terrace along 16th Street and the area East of Logan-Fontanelle Park. Surveyed buildings evenly represent the historic periods as shown in Table 1.

	Extant	Surveyed
Pre-1899	357	56
1900-1929	1,688	455
1930-1945	21	24
1946-1960	95	41
1961-1989	33	8
1990-present	433	0

Table 1: Periods of Construction of Single Family and Multi-family residential properties in the North Omaha Survey Area. Construction dates from Douglas County Assessor and State Historic Preservation Office North Omaha database. 17 properties did not have year built dates assigned to them and so are not included in the above calculations.

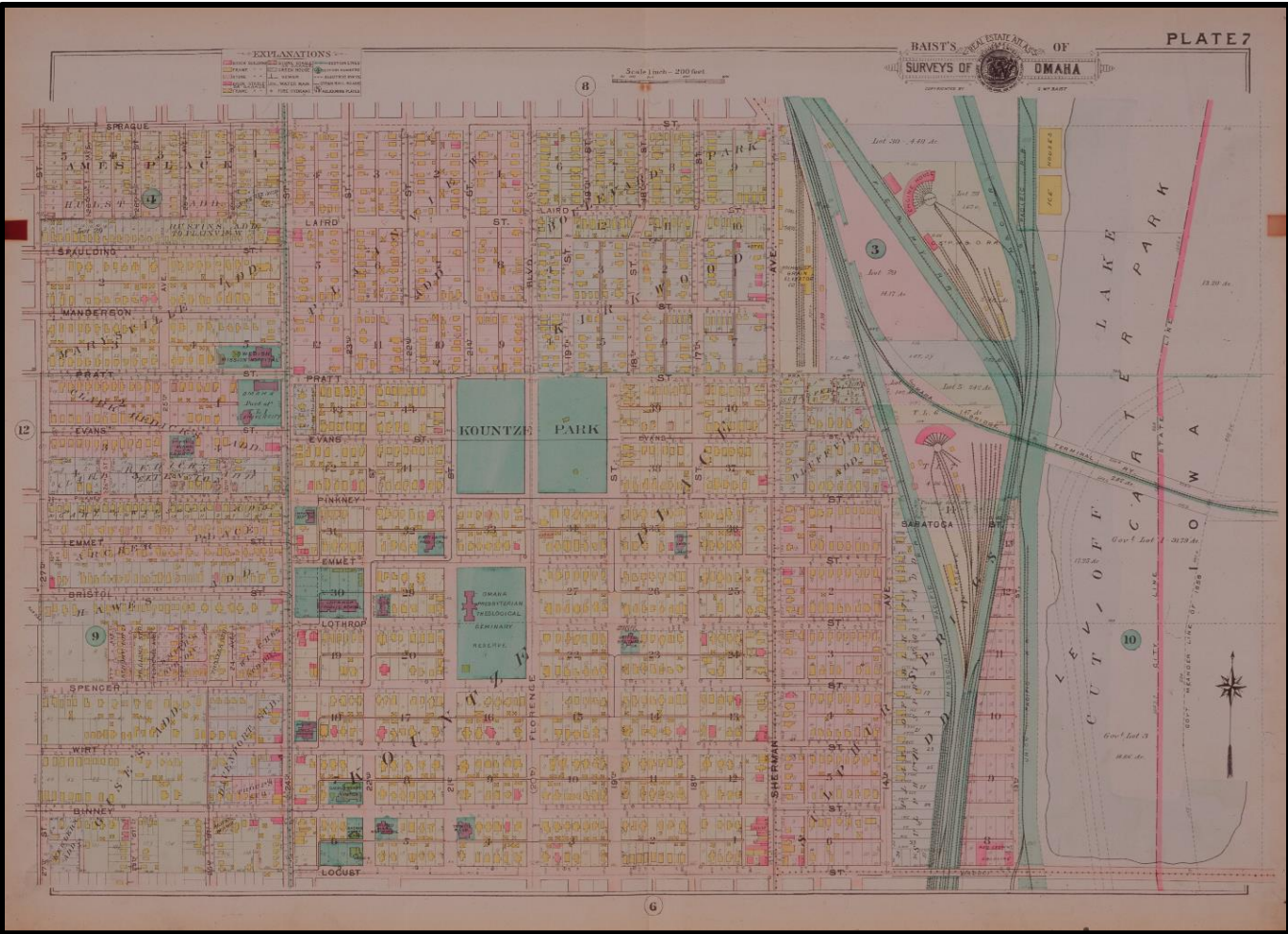


Figure 27: Early twentieth century development in North Omaha near Kountze Park. Source: From the collections of the Omaha Public Library, Digital Collection, Atlas 002 - Baist's Real Estate Atlas, Surveys of Omaha, Nebraska, 1910, Plate 7.

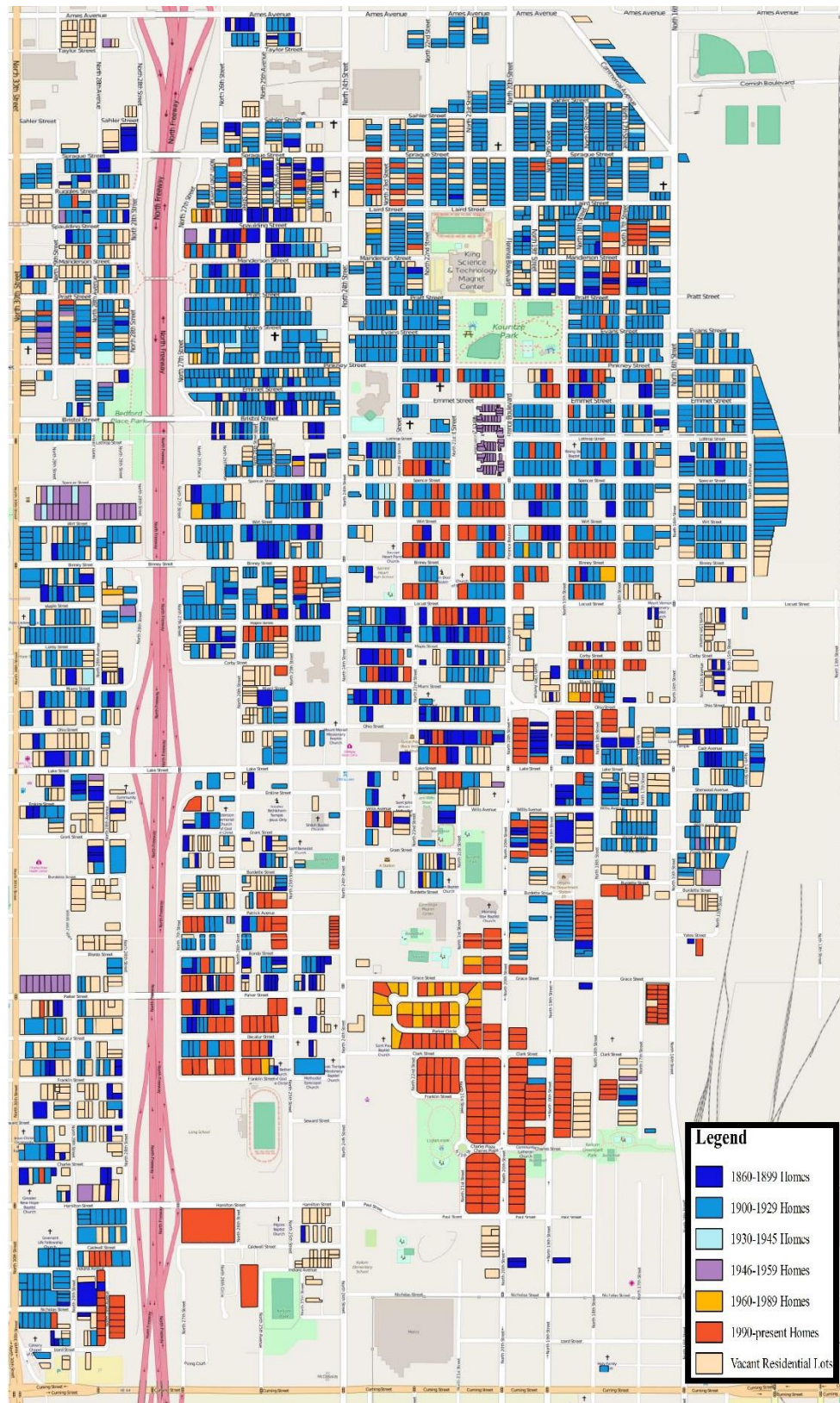


Figure 28: Periods of Construction of Single and Multi-Family Residential Properties in the North Omaha Survey Area. Information from the Douglas County Assessor's Office. Map by APMA, 2016.

Larger homes, those over 2,000 square feet, are generally concentrated on the former Kountze Platt, located at 16th to 24th, Locust to Pratt Streets, although others are scattered throughout the survey area. While smaller homes, those under 1,000 square feet, are noticeably absent from this area due to construction covenants, they account for a large percentage of the homes in the remainder of the survey area.

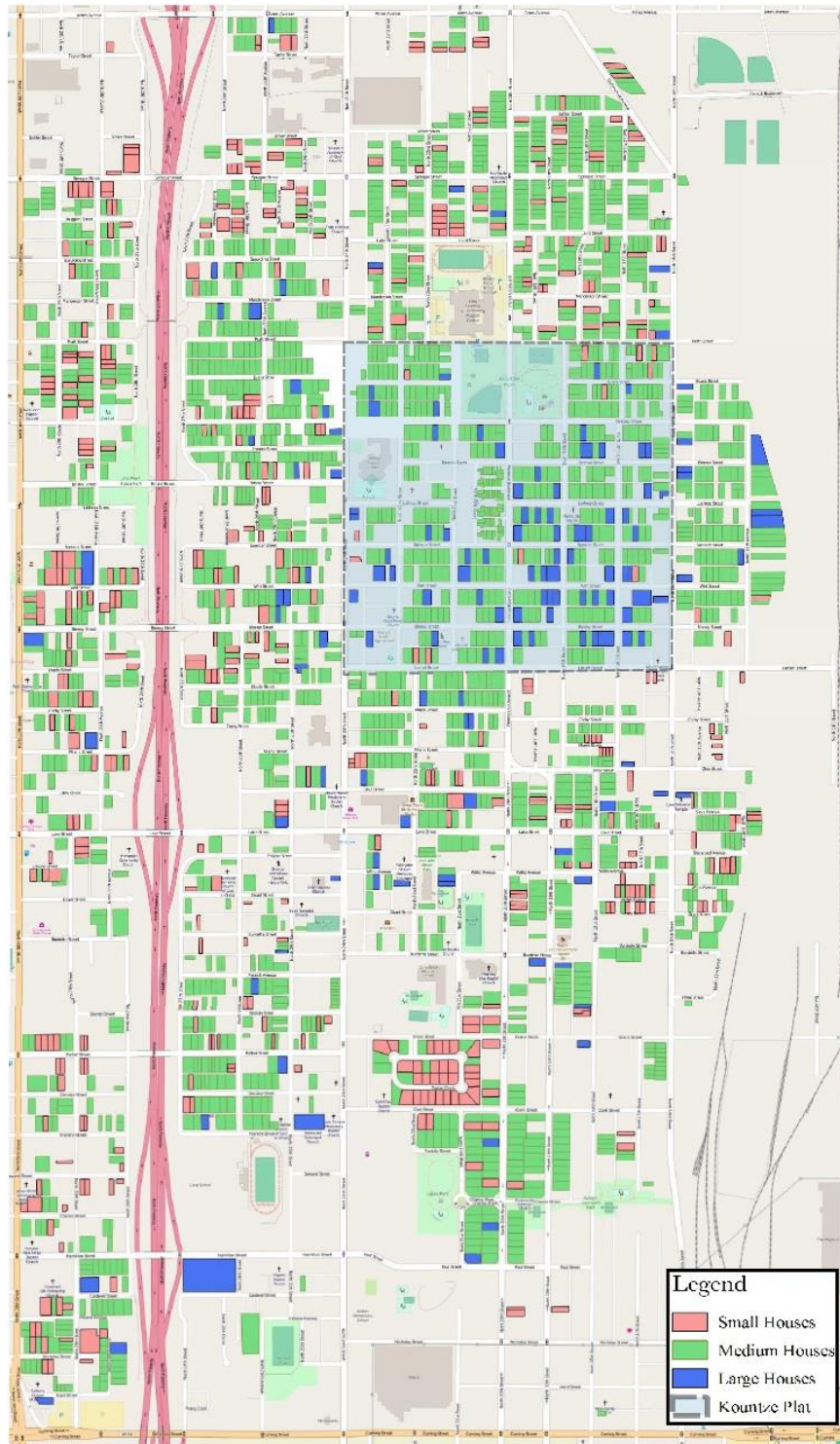


Figure 29: Size of Single and Multi-Family Residential Properties in the North Omaha Survey Area. Information from the Douglas County Assessor's Office, Map by APMA, 2016.

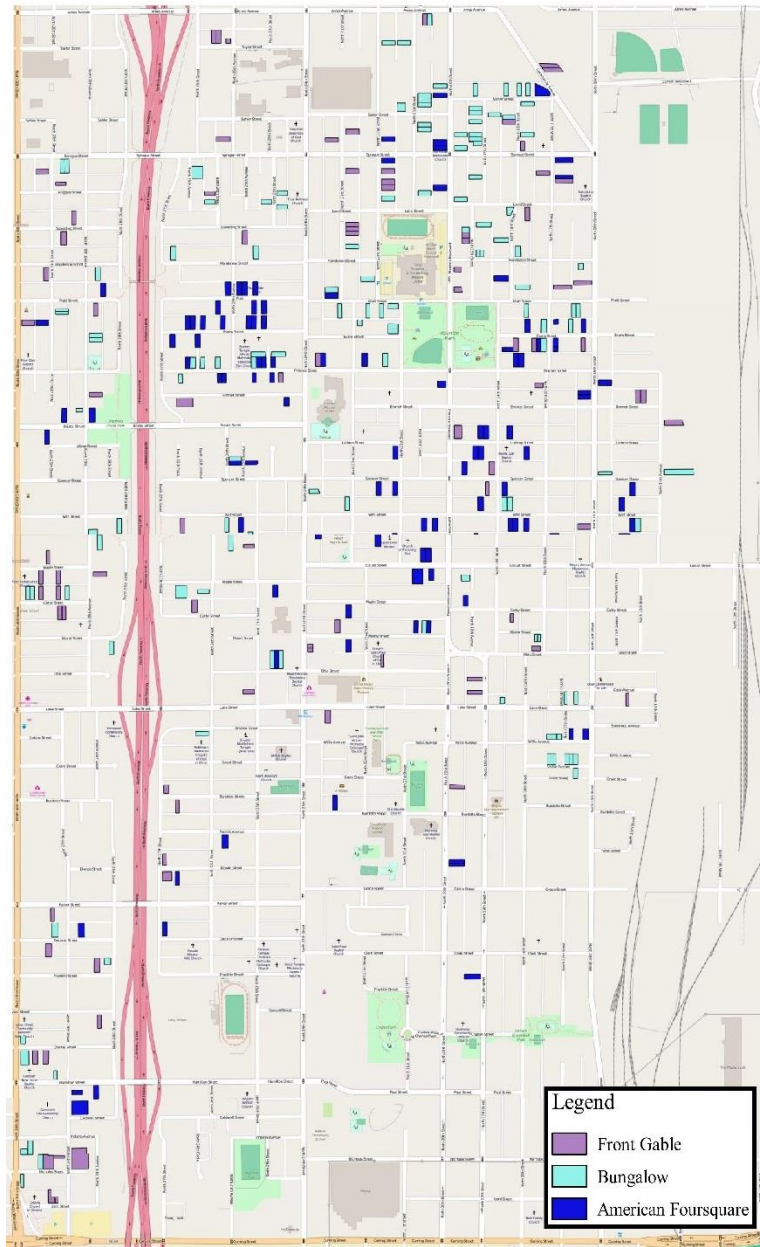


Figure 30: Predominate Architectural Forms of Active Surveyed Properties in the North Omaha Survey Area. Information and Map by APMA, 2016.

Wood frame construction finished in siding accounted for the largest percentage (90%) of single and multi-family residential construction in the survey area. Approximately 45% of these have non-historic siding, including vinyl, aluminum, steel and cement asbestos shingles. The remainder of frame houses are clad in either clapboard (48%) stucco (7.5%) or wood shingles (.15%). Masonry residences are also present in the survey area, although substantially less dominant, amounting to 11% of all residences. The majority of these are brick clad, although there are also 7 concrete block homes.

Of the 401 single family homes active in the surveyed, less than half (40%), reflect a defined architectural style but all embody a particular building form. As seen in the 1984 survey, American Four Squares and Bungalows are the dominant house forms in the area, accounting for 76.5% of all surveyed homes. The remainder of the surveyed homes are generally defined by their roof shape and include Front Gable, Side Gable, Cross Gable, Hipped, and Gambrel. Of the 40% of homes that embody a particular architectural style, Craftsman style houses predominate. Queen Anne and Neo-Classical Revival style homes can also be found in smaller numbers within the survey area.

PROPERTIES PREVIOUSLY LISTED ON THE NATIONAL REGISTER OF HISTORIC PLACES

Fifteen individual properties, one historic district, and a portion of another historic district have been previously listed on the NRHP in North Omaha. Following are summations of each nomination.



Apartments at 2514 N 16th Street (DO09:0138-005)

This small "four-plex flat" apartment building was constructed in 1929 by developer H. A. Wolf and designed by prominent Omaha architect Richard Everett. Impressive double-decker porches on the façade provide each of the four apartments with generous outdoor living space and represent a hallmark of the Sunlight and Air movement in multi-family residential design. In addition to its architectural significance, the building is also associated with community development and reflects the continued prominence of the Sherman Avenue / North 16th Street Streetcar Corridor in North Omaha.



Broomfield Rowhouse (2502 Lake Street) (DO09:0223-002)

The Broomfield Rowhouse is a two-family home located one block west of North Omaha's commercial core along Lake Street. Jack Broomfield commissioned the building from Clarence Winginton to provide housing for some of the city's growing population. Winginton is a celebrated early African American architect who received his education under the guidance of prominent architect T.R. Kimball. Winginton's distinct talent is reflected in his design for the Broomfield Rowhouse, completed in 1913. While the overall form is a simple rectangle with flat roof, Winginton skillfully applied Craftsman details to create an aesthetically pleasing building that endures to the present.



George H. Kelly House (1924 Binney Street) (DO09:0140-009)

The house was built in 1904 by George H. Kelly, secretary/treasurer and later president of the Adams and Kelly Company, manufacturers and distributors of architectural millwork. The company was one of several early Omaha millworks that supplied doors, windows, and architectural woodwork to local builders during the boom periods of the 1880s and early 1900s. The dwelling is a fine example of the Neo-Classical Revival style.



Jewell Building (2221-2225 N. 24th Street) (DO09:0136-005)

Constructed in 1923 for black businessman James C. Jewell, Sr., the two-story commercial building has been important to Omaha's musical, social, and black history. The second story housed the Dreamland Ballroom, where nationally prominent jazz musicians, such as Count Basie, Duke Ellington, Dinah Washington, Earl Hines, and many others, performed from the 1920s through the 1960s.



John E. Reagan House (2102 Pinkney Street) (DO09:0142-060)

The John E. Reagan house is a two-story, Neo-Classical Revival house, designed by James B. Mason and constructed between 1908 and 1909 in the Kountze Park Neighborhood of North Omaha, the former site of the 1898 Trans-Mississippi Exposition. Built for John E. Reagan, an Omaha Lawyer and State Senator, the house is one of the few remaining grand classical homes that characterized the Kountze Park Neighborhood in the early 20th century, and is significant for its overall design and surviving architectural elements.



Lizzie Robinson House (2864 Corby Street) (DO09:0223-022)

This residence is significant because it is the only extant building in Omaha associated with Mrs. Lizzie Robinson. In 1916 Lizzie Robinson and her husband, Reverend Edward D. Robinson, founded the Church of God In Christ in Omaha, the first church of that denomination in the state of Nebraska. Mrs. Lizzie Robinson is significant historically for her role as national organizer of the women's ministry for the Church of God in Christ, the largest African American Pentecostal denomination in the world.



The Margaret (2103 N 16th Street) (DO09:0135-005)

The Margaret is significant as a building that embodies the distinctive characteristics of a style of architecture, as a type of apartment building, as a representative work of a local master Architect and a representative work of a master Contractor. It was built in 1916 as a 21 unit apartment building in North Omaha, Nebraska. The Margaret is a wonderful example of Jacobethan Revival architecture, one of the many period revivals common between 1880 and 1930.



Memmen Apartments (2214 Florence Boulevard) (DO09:0136-041)

The Memmen Apartments were designed by Omaha architects William Findley and Alexander Shields, and they were constructed in 1889, with a significant addition in 1901. The Queen Anne styled apartments are one of the earliest existing apartment buildings in Omaha.



North 24th and Lake Streets Historic District (N. 24th St. from Patrick Avenue to Ohio Street, Lake Street from 22nd to 24th St.) (NR# 16000159)

The intersection of North 24th and Lake Streets has a long, complex history in North Omaha, dating to the late 19th century and the establishment of streetcar lines. Originally residential, the area slowly commercialized as business owners capitalized on the intersection of two streetcar lines and the increasing numbers of immigrants that settled in the area. Significantly damaged by the 1913 Omaha tornado, the district quickly rebounded as a center of commerce. At the same time, the neighborhood became a center of jazz music and of African American civic and cultural life, hosting numerous music halls, businesses, and professionals that catered to Omaha's growing black population. Created by discriminatory housing policies and other forms of segregation, both customary and legal, the neighborhood faced severe challenges in the mid-twentieth century. Riots in 1966, 1968, and 1969, declining economic prosperity, the loss of businesses due to freeway construction and the end of streetcar service all took their toll. The neighborhood currently is undergoing a resurgence driven by public and private investment, restoring its vitality and importance in Omaha's civic and cultural life.



North Presbyterian Church/Calvin Memorial Presbyterian Church (3105 N. 24th Street) (DO09:0140-013)

The North Presbyterian Church is a fine example of the Neo-Classical Revival style. F. A. Henninger, Omaha architect, designed the 1910 building with inspiration from several buildings at Omaha's 1898 Trans-Mississippi and International Exposition. The church has served North Omaha since the area was an affluent suburb of Omaha. Later it became an integrated congregation, renamed the Calvin Memorial Presbyterian Church in 1954. The church is a prominent landmark in the predominantly black North Omaha community.

Omaha Park and Boulevard System (Portions) (DO09:HD016)

The Omaha Park and Boulevard system consists of over 25 miles of boulevards and over 1600 acres of parks, constructed between 1889 and 1916. The system was designed by landscape architect H.W.S. Cleveland, designer of the Minneapolis Regional Park System. Within the North Omaha survey district, this includes three sections of Florence Boulevard – Indiana Avenue to Franklin Street, Yate Street to Lake Street, and Pratt Street to Sprague Street.



Omaha Star (2216 N. 24th Street) (DO09:0221-012)

The Omaha Star building is significant for its association with African-American newspaper publishing in Omaha, as well as the early Civil Rights Movement in Omaha. From the date of its inception as an African-American newspaper in North Omaha in 1938, the Omaha Star has been a significant voice for change in Omaha. The building is also significant for its association with Mildred Brown, a formidable woman who was the owner, publisher, initiator and heart of the Omaha Star. Her days were dedicated to the betterment of her community and her neighbors' situations, and she could arguably be considered the champion of the neighborhood. Her generosity and leadership were an inspiration to many.



Sacred Heart Catholic Church Complex (DO09:0140-006)

The most significant building of the complex is the Late Gothic Revival church, whose tall spire and stone construction make it a landmark in the surrounding residential neighborhood. The church was built in 1900-02 to the design of the Omaha architectural firm of Fisher and Lawrie. The complex, which also includes two brick schools, a rectory, and shrine, was created under the leadership of the Reverend Patrick J. Judge. Born in Ireland and ordained in Rome, Judge came to Omaha in 1892. In 1895 he was appointed to the infant Sacred Heart Parish and served until his death in 1942.



St. John's African Methodist Episcopal Church (2402 N. 22nd Street) (DO09:0136-001)

Omaha's St. John's African Methodist Episcopal Church was constructed in 1921 in the Prairie style. An auditorium extension was added to the building in 1947, and auxiliary rooms were finished in 1956. Designed by Omaha architect Frederick S. Stott, the building reflects a progressive

attitude on the part of this black congregation at a time when traditional values in religious architecture were prevalent.



The Sherman (2501 N. 16th Street) (DO09:0137-004)

The three-story Sherman Apartment Building was built in 1897 for businessman George H. Payne, president of Eastern Realty Company and financier of numerous development projects. The building is named for Sherman Avenue, the former name of Omaha's North Sixteenth Street, which had developed in the 1860s as a country drive to estates on the dramatic bluffs north of the city. The building is a fine and well-preserved example of the Neo-Classical Revival style.



Strehlow Terrace (2010 N. 16th Street) (DO09:0135-004; DO09:0136-003)

The Terrace Garden complex is located in the northeast part of Omaha and the complex's six buildings include: three multiunit apartment houses-the Majestic, the Strehlow, and the Roland, built in 1905, 1907, and 1909, respectively; a one-story annex/ apartment, a two-story residence, and a garage/apartment, built between 1910 and 1920. The buildings are arranged around a central courtyard and the complex is the state's earliest known example of an integrated grouping of related apartment buildings.



Webster Telephone Exchange Building (2213 Lake Street) (DO09:0136-004)

Located in the Near North Side neighborhood of Omaha, the brick building was opened in June 1907 by the Nebraska Telephone Company as one of its exchanges. It was designed by architect Thomas Rogers Kimball. The building was remodeled as a community center in 1933 and a landmark in North Omaha as the home of the Great Plains Black History Museum.

PROPERTIES PREVIOUSLY LISTED AS LOCAL LANDMARKS

Fifteen individual properties have been previously listed as Local Landmarks in North Omaha. Following are summations of each nomination. There are no local historic districts in this survey area.



Atlas (Allas) Apartments (1609 Binney Street) (DO09:0140-150)

The Atlas Apartments located at 1609 Binney were designed by local architect Charles W. Rosenberry in 1903. The building was constructed in 1919. The Atlas Apartments have historic significance with the Garden City Movement and Apartments of 1905-1962 in Omaha community. It was built along the 16th corridor which had efficient transportation in the dense urban core. Its U-shape construction and rear entry common area stairs leading directly into the apartments are typical of the Garden City Movement and mentioned in other historical property documents.



John P. Bay House (2024 Binney Street) (DO09:0140-007)

This house is located in Kountze Place, an early upper middle class residential suburb developed by banker Herman Kountze. John P. Bay, the original owner of the house, was a co-founder of the Crystal Ice Company, a business established to fill a demand for ice by the railroads, breweries and packing houses. Later the house was owned by Thomas A. Fry, one of the original organizers of Ak-Sar-Ben in 1895. The Bay House is a good example of the Queen Anne Style of architecture that was popular at the end of the nineteenth century.

North Presbyterian Church/Calvin Memorial Presbyterian Church (3105 N. 24th Street) (DO09:0140-013)

Also listed in the NRHP.



Charles Storz House (1901 Wirt Street) (DO09:0140-010)

Designed by the prominent Omaha architectural firm of Fisher and Lawrie, the Charles Storz house is one of the finest examples of Arts and Crafts style architecture in the city. The house was built in Kountze Place, a wealthy early Omaha suburb, by Charles Storz, the brother of brewing magnate Gottlieb Storz. Built in 1909, the Storz House was renovated in 1983 as a historic preservation project involving the National Trust for Historic Preservation, Landmarks, Inc., the City of Omaha and the Consumer Services Organization.



George F. Shepard Residence (1802 Wirt Street) (DO09:0140-005)

The Shepard House represents a unique transitional period in Midwestern residential architecture when decoratively rich Queen Anne compositions were highlighted by exuberant Beaux Arts details. Designed by stone mason and artist George F. Shepard, the house reflects the influence of the Classical architecture of the nearby 1898 Trans-Mississippi and International Exposition. Shepard exhibited definite artistic talent, with oil paintings that revealed a knowledge of European art and the Classical tradition. One of his works is owned by the Nebraska Art Collection housed in Kearney, Nebraska. A marble cutter for many years, Shepard added his stone cutter's skill to personalize his property, carving his name into the front steps into the yard.

George H. Kelly House (1924 Binney Street) (DO09:0140-009)

Also listed in the NRHP

Jewell Building (Dreamland Hall) (2221-2225 N. 24th Street) (DO09:0136-005)

Also listed in the NRHP

Lizzie Robinson House (2864 Corby Street) (DO09:0223-022)

Also listed in the NRHP

Omaha Star Building (2216 N. 24th Street) (DO09:0221-012)

Also listed in the NRHP



Robinson Memorial Church of God in Christ (site only) (2304 N. 26th Street) (DO09:0221-022)

Robinson Memorial Church of God in Christ is named in honor of Mr. Edward D. and Mrs. Lizzie Robinson. Mrs. Robinson is significant historically for her role as organizer of the women's ministry for the Church of God in Christ, the largest African American Pentecostal denomination in the world. Mr. Edward D. and Mrs. Lizzie Robinson founded the first Church of God in Christ in the state of Nebraska in 1916 in Omaha and first located at this site in 1920.

Sacred Heart Church (2218 Binney Street) (DO09:0140-006)

Also listed in the NRHP

Sherman Apartments (2501 N. 26th Street) (DO09:0137-004)

Also listed in the NRHP



Site of Trans Mississippi Exposition (Pinkney to Pratt Streets; 16th to 24th Street) (DO09:0142-001)

The 1898 Trans-Mississippi and International Exposition was a type of world's fair initiated by Omaha business leaders to return the city to prosperity after the depression of the 1890's. Supervising architects C. Howard Walker and Thomas R. Kimball guided the construction of the Classical and Renaissance-style buildings built around a half-mile long lagoon (Kountze Park today). The various structures housed exhibits in liberal and fine arts, mines and mining, agriculture, machinery, transportation and government. The exposition was visited by over 2.5 million people including President William McKinley. Never meant to be permanent, the exposition buildings were demolished in 1899. Today, early twentieth century bungalows and Classical revival style homes stand on the Trans-Mississippi site.

St. John A.M.E. Church (2402 North 22nd Street)

Also listed in the NRHP

Webster Telephone Exchange Building (2213 Lake Street)

Also listed in the NRHP

ILLUSTRATED HISTORICAL CONTEXTS

Within the survey, resources were categorized by historic context and property type as outlined in the NeHRSI Manual. This framework provides a way to understand a particular resource when compared to others with a similar history and/or physical features. Contexts have an historical or cultural topic that has associations with a particular place at a particular time.

The following is a brief illustrated discussion of selected historic contexts as they apply to North Omaha. A complete list of properties that may be eligible for listing on the NRHP under all sixteen contexts given further research is listed in Appendix A.

RELIGION

Resources associated with this context reflect a formal and institutionalized belief and exercise of faith. Due to the separation of church and state, religious properties are not eligible based on the merits of a particular doctrine. Instead, they must be eligible based on their architectural character or historical importance. Three churches have been previously listed on the NRHP, and four are Local Landmarks.

Religious resources located during the survey were a combination of churches/synagogues and religious based educational facilities, with churches being the most common and well represented in the active resources. The churches represent both traditional church forms of the early twentieth century, as well as the less traditional forms of the mid-century. Many churches in North Omaha are also significant under ethnic history given their ties to Jewish and African American history.

Examples would be the Beth Hamedrosh Adas Jeshuran synagogue at 1521 North 25th Street (DO09:0217-002) and the predominantly African-American Zion Baptist Church located at 2215 Grant Street (DO09:0136-006).

The **Beth Hamedrosh Adas Jeshuran** synagogue was built in 1922 when past members of the Chevra B'nai Israel Adas Russia, the Society of Russian Israelites, needed a place of worship within walking distance of their North Omaha homes.

Zion Baptist Church, which has the oldest Baptist congregation in North Omaha, was designed by African-American architect Clarence W. Wigington on the same site where the congregation's original 1888 church was destroyed by the 1913 tornado.⁸⁰



Figure 31: Zion Baptist Church, DO09:0136-006. Source: APMA, 2015.



Figure 32: Beth Hamedrosh Adas Jeshuran Synagogue, DO09:0217-002. Source: APMA, 2015.

⁸⁰ (Landmarks Heritage Preservation Commission 1984) 49.

GOVERNMENT

Representing the act or process of governing, these resources fall under Federal, State, Local or common-law jurisdiction, and include all three branches of government – executive, legislative and judicial. There are a limited number of extant government resources within the survey area. Those that do remain represent neighborhood branches of government and service facilities. They include a fire station and post offices.

One such example is **Fire Station No. 14** at 2032 Lake Street (DO09:0138-017). The Omaha Fire Department was founded in 1860 and by 1915 there were 21 fire stations located throughout the city with paid firemen at the ready in each at all times.⁸¹ Although African-American fire fighters were hired as early as 1895, the Omaha Fire Department was segregated until 1957. Built around 1908, Engine Station No. 14 was home to the surrounding neighborhood's African-American firefighting unit. In recent years the building has been used by the Omaha Association of Black Professional Firefighters and the Omaha Black Firefighter Phoenix Foundation. It is currently not listed on the National Register of Historic Places, but has been recommended for listing as a part of this survey.

Early post office buildings are often difficult to identify as they were frequently housed in typical commercial buildings around commercial nodes and moved as ownership of the building and the local population changed. In contrast, there were some post offices constructed closer to the mid-twentieth century that can be more clearly identified as a post office. This change in building type reflects changes in the United States Postal Delivery System in the mid-1900s when the post office began switching from shipping by railroad to shipping by tractor-trailers. Physical change illustrating this can be noted according to building location and composition of the loading docks typically found on the rear facades. Both types of post offices exist in North Omaha and have been included as active resources within the study. Examples of each can be found in the North 24th and Lake Streets Historic District at **2522 North 24th Street** (DO09:0223-012), a typical commercial building built in 1914, and **2205 North 24th Street** (United States Post Office Station “A,” DO09:0136-038, NR #16000159) built in 1948.



Figure 33: Fire Station No. 14, DO09:0138-017. Source: APMA, 2015.



Figure 34: U.S. Post Office Station “A,” DO09:0136-038. Source: APMA, 2015.

⁸¹ <http://history.rays-place.com/ne/dou-omaha-fd.htm>

EDUCATION

Public, private or specialized, educational resources represent our formal attempt to impart or acquire knowledge. The city of Omaha established its first public school in 1859. The city's population boom of the late 1800s brought a need for new schools. From the 1890s through the 1910s, schools were constructed throughout Omaha to ensure that all students could walk to elementary school. Construction paused as the population leveled off through the 1940s, but as the Baby Boomers entered the school system, additions were constructed at many existing schools for additional classrooms and to meet new standards of education, including space for larger gymnasiums and cafeterias.

Because Omaha's African-American population grew dramatically throughout the first half of the twentieth century and many new residents located in North Omaha, the history of the neighborhood's public schools is shaped by ethnicity and race. The Supreme Court school desegregation decision in 1954 and court-ordered mandatory busing, beginning in the 1970s and ending 1999, strove to desegregate Omaha's schools. Since the surrounding housing population has not changed significantly during the intervening period, schools in North Omaha are again segregated. Today, Omaha's magnet schools and open transfer policies are working to reverse this trend.

In North Omaha, three buildings represent the spectrum of public education and local educational policy in the survey area. **Fullwood Elementary School** (now Fullwood Apartments) at 1920 Willis (DO09:0136-046) represents the early elementary schools which dotted Omaha's residential neighborhoods, providing walkable educational opportunities to all students. The multi-story building created a large street presence. **Kellom Elementary** at 1311 ½ North 24th (DO09:0132-007) represents the mid-century model of single-story elementary schools, which drew students from a larger area. **Lothrop Magnet Center** at 3300 North 22nd (DO09:0142-094) illustrates the most current school model, using a specialized curriculum to encourage student enrollment from an even wider area.

Parochial education has also always been a part of American life. Such schools provided stability of tradition and promoted the spread of particular faiths. Examples of buildings associated with parochial schools within the survey area include the **Sacred Heart Catholic School** at 2215 Binney (DO09:0140-158) and **St. Benedict Catholic School** at 2417 Grant (DO09:0221-010).



Figure 35: (clockwise from top left) Fullwood Elementary, DO09:0136-046; Kellom Elementary, DO09:0132-007; St. Benedict Catholic School, DO09: 0221-010; Sacred Heart Catholic School, DO09:0140-158; Lothrop Magnet Center, DO09:0142-094. Source: APMA, 2015.

DIVERSION

These resources include anything that relaxes or amuses us. Indoors or out, watching or participating, these resources include everything from Opera Houses to pool halls, bandstands to campgrounds.

North Omaha has a number of venues which exemplify this historic context and represent different eras in local entertainment. The northern edge of the Kountz Place subdivision was the site of the Trans-Mississippi and International Exposition of 1898. Conceived to showcase the products, industry and civilization of states west of the Mississippi River, the fair was inspired by the success of the Chicago World's Fair in 1893. The site of the fair was bounded by Pinkney Street, Ames Avenue, North 24th and 16th Streets and a smaller area is locally landmarked.

Theaters such as the **Corby Theater** at 2801 North 16th Street (DO09:0137-008) built in 1926, and others provided entertainment for numerous neighborhood residents. The heart of the North Omaha neighborhood was also home to a vibrant music district from the nineteen teens through the 1960s. Venues such as the **Dreamland Ballroom** (Jewel Building) at 2221 North 24th Street (National Register #83001091), the **Carnation Ballroom** at 2711 North 24th Street (DO09:0138-048), the **Showcase Lounge** at 2229 Lake Street (DO09:0136-018) and **McGills Blue Room** at 2425 North 24th Street (DO09:0136-050, National Register #16000159) hosted national and local entertainers.



Figure 36: (clockwise from top left) Carnation Ballroom, DO09:0138-048; Dreamland Ballroom, NR #83001091; McGills Blue Room, DO09:0136-050; Showcase Lounge, DO09:0136-018; Corby Theater, DO09:0137-008. Source: APMA, 2015.

MANUFACTURING & INDUSTRY

Activities in this historic context involve making products from raw materials, such as bricks, clothing, soap and airplanes. Because it was surrounded by transportation networks such as the Omaha and Northwestern Railroad and the Omaha Belt Railroad, manufacturing and light industry are more common here in North Omaha than in Omaha's western suburbs. Companies such as the **Iten-Barnettler Biscuit Company**, now U.S. Mills, at 4301 N. 30th Street (DO09:0231-018); **J.F. Bloom & Company** at 4411 N. 20th Street (DO09:0146-040), **Storz Brewery complex**, now American Auto Parts, at 1521 and 1807 N. 16th Street (DO09:0131-001; DO09:133-002/004), and **ABC Supply Company** at 2815 Taylor Street (DO09:0231-017) have all contributed to the economic success of this area and several continue to provide jobs for local residents today.

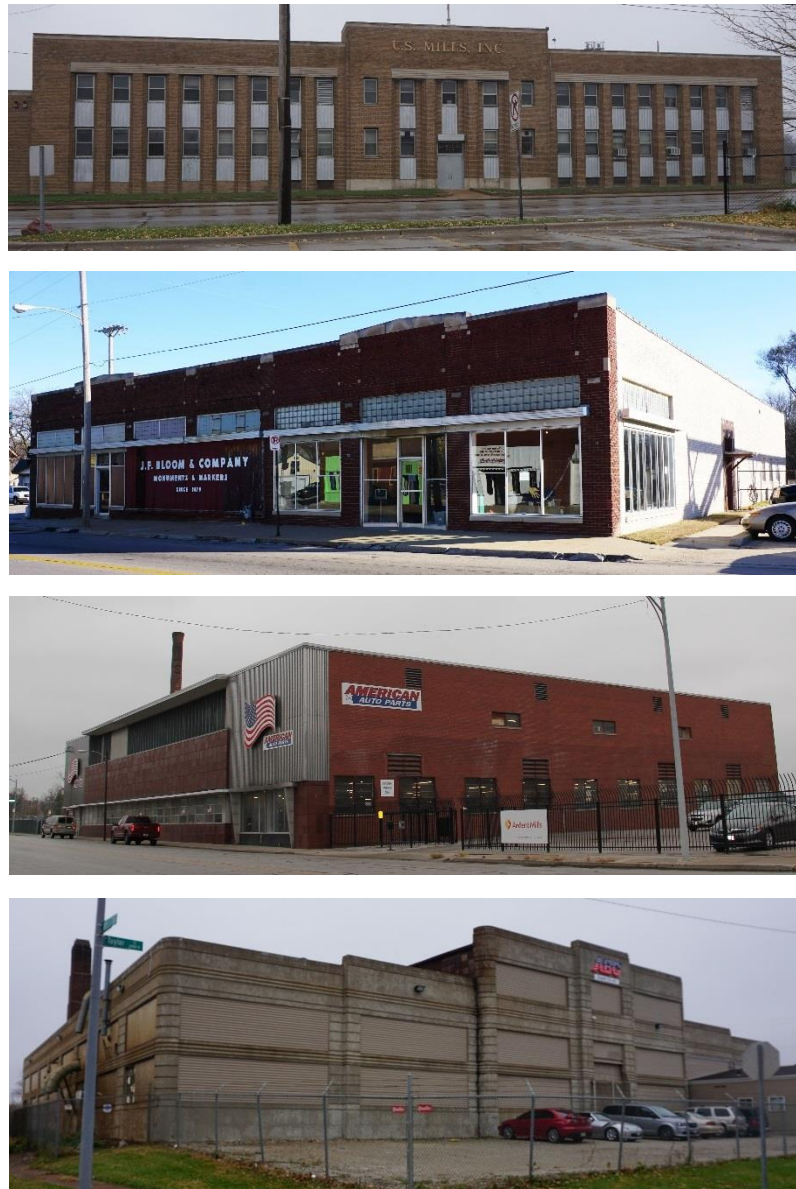


Figure 37: (top to bottom): Iten-Barnettler Biscuit Company, DO09:0231-018; J.F. Bloom & Co., DO09:0146-040; Storz Brewery complex, DO09:0131-001 & DO09:133-002/004; ABC Supply Co., DO09:0231-017 Source: APMA, 2015.

COMMERCE

These resources are associated with the buying and selling of commodities, either for wholesale, retail, trade or a gift. These resources are typically found in towns and are concentrated in the downtown and industrial areas.

North Omaha was constructed concurrently with the city's street car system, creating natural commercial nodes at street car stops and within a walkable distance from most residences. Additionally, North 16th Street and North 24th Street were and remain major transportation connectors through Omaha, and are therefore lined with commercial properties. The **North 24th and Lake Streets Historic District** (NR #16000159) represents the most historically significant commercial node in North Omaha. Other examples can be seen in the **proposed Historic District at North 16th and Locust Streets**, and in other **commercial pockets along North 24th Street**.



Figure 38: (clockwise from top left) North 24th and Lake Streets Historic District, NR #16000159; Proposed Historic District at North 16th and Locust Streets; Commercial pocket on 24th Street, just south of Sprague Street, 4016-4024 N 24th Street, DO09:229-008/011/012/013. Source: APMA, 2015.

TRANSPORTATION

Carrying, moving and conveying people and materials from one place to another, these resources can be found on land, water and air and include related services as well. Examples include immigration routes, roads, gas stations, hotels, railroad systems, railroad depots and airports. In North Omaha, transportation resources include not only portions of the Omaha Parks and Boulevard System, but also street car barns, automobile service stations and gas stations. A **gas station** at 2323 N. 24th Street (DO09:0136-027), a **service station** at 2423 N. 24th Street (DO09:0136-017) and a streetcar barn are contributing buildings in the North 24th and Lake Streets Historic District. Additionally, the Omaha Parks and Boulevard System has been listed on the NRHP. Several other gas and service stations, including a **gas station** at 2318 N. 16th Street (DO09:0136-010) and a **gas station** at 3424 N. 16th Street (DO09:0142-066), would make excellent examples for this historic context.



Figure 39: (clockwise from top left) Gas Station, DO09:0136-027; Service station, DO09:0136-017; Gas Station, DO09:0136-010; Gas station, DO09:0142-006. Source: APMA, 2015.

SERVICES

Resources in the service context reflect both private professional services regulated by the government, such as banking, legal and architectural services, as well as support services provided or regulated by the government and commonly viewed as necessities such as public utilities and emergency response services.

Neighborhoods and cities have always revolved around service industries as much as they have revolved around commerce. Often private professional services, in particular popular restaurants, banks, beauty salons and funeral parlors develop into local institutions over the years. Likewise, utilities, police and fire fighters were often organized at the town level. All of these property types have been surveyed as active resources in North Omaha, most commonly including popular restaurants, barber/beauty shops and office buildings. While many are located within the North 24th and Lake Streets Historic District, other are located within other former streetcar nodes along North 24th and North 16th Streets. The **Carver Savings and Loan Bank** at 2414 Lake Street (DO09:0223-015, NR #), located in the North 24th and Lake Streets District, is on such example. **Utility buildings**, such as that at the southeast corner of 29th and Erksine Streets (DO09:0221-033), are more commonly located within residential neighborhoods. A more modern service building, located just off the busy 30th Street corridor, is the **Charles Drew Health Center** at 2912 Manderson Street (DO09:0229-036).



Figure 40: (clockwise from top left) Carver Savings and Loan Bank, DO09:0223-015; Utility Building, DO09:0221-033; Charles Drew Health Center, DO09:0229-036. Source: APMA, 2015.

SETTLEMENT SYSTEMS

Settlement systems involve the division, acquisition and ownership of land and the patterns generated to facilitate cultural systems. These resources represent the ways in which people have obtained land ownership, planned communities and inhabited the land. They include land plats, districts zoned for particular uses and the overall framework in which we construct our towns.

Like most of Nebraska, North Omaha was generally platted following the matrix established by the Public Land Survey system. The major exception is along the east side of the survey area where the bluff cuts off access to the areas below. In addition many streets west of North 24th Street do not align with streets on the east since they were often platted by a number of different land owners that owned smaller parcels.⁸²

Typical of reconnaissance surveys, residential buildings compromise the largest number of property types in the survey area and the bulk of the final inventory; a full 70% of the active resources. The majority of these are single-family residences. The homes at **2826 Wirt Street** (DO09:0225-032), **2427 Pratt Street** (DO09:0227-033), and **2060 Florence Boulevard** (DO09:0136-008) represent the varying sizes and forms of single family residences in the survey area. There are also a substantial number of multi-family housing options, ranging from small duplexes, such as the **duplex at 923 Lincoln Boulevard** (DO09:0215-006) and to large apartment buildings, such as **Evans Tower Apartments** at 3616 N 24th (DO09:0227-014). The amount of early construction in this area means that the majority of the residential resources in the survey area were old enough to be reviewed for this inventory. Buildings included in the final inventory represent each building era on par with the number of residential buildings constructed in each era. Many tend to be common building forms without an identifiable architectural style, as outlined in *Patterns of the Landscape*, and continuing this trend through modern times.



Figure 41: (clockwise from top left) Single Family House, DO09:0225-032; Single Family House, DO09:0227-033; Flora Burkenroad House, DO09:0136-008; Evans Tower Apartments, DO09:0227-014; Duplex, DO09:0215-006. Source: APMA, 2015.

⁸² (Landmarks Heritage Preservation Commission 1984) 10.

Chapter 4: Recommendations

Successful preservation of historic properties always depends upon people willing and able to take the initiative to save those properties. Omaha is fortunate enough to have residents who possess a love of history and their community. Following are several recommendations to assist their efforts.

RECOMMENDATIONS FOR RESOURCES PREVIOUSLY LISTED ON THE NATIONAL REGISTER OF HISTORIC PLACES (NRHP)

N 24TH AND LAKE STREETS HISTORIC DISTRICT - ADOPT PRESERVATION GUIDELINES

The North 24th and Lake Streets Historic District is the city's newest historic district. To capitalize on this listing, property owners and the city should work together to create and adopt design guidelines specific to this district as part of the Omaha Zoning Code, similar to those already in place for the Old Market or an alternative technique, such as using zoning to impart preservation standards similar to the Vinton Street model. The effects of listing and design guidelines have been the subject of a significant number of economic studies in the last decade. According to Donovan Rypkema, a widely respected specialist in the field of preservation economics, "the results of these studies are remarkably consistent: property values in local historic districts appreciate significantly faster than the market as a whole in the vast majority of cases and appreciates at rates equivalent to the market in the worst case."⁸³ Further, "newer properties within historic districts benefit just as much as older properties."⁸⁴ Besides preserving and enhancing the character of this Historic District, this work would enhance the new Historic District's status and assist in local heritage tourism campaigns.

Ideally, preservation guidelines could regulate several things. At an individual building level, they could regulate alterations in exterior appearance. This would include changes to the details that create a building's character, such as exterior façade materials and windows. They could also address changes to the overall massing and scale of each building. At a community level, they could address massing, scale and the general form of infill buildings as well as other elements of the urban fabric that contribute to the historic character of certified districts. Such guidelines would be drafted with public participation and can be tailored to the specific needs of this Historic District.

RECOMMENDATIONS FOR RESOURCES TO BE LISTED INDIVIDUALLY

Properties listed individually on the NRHP must clearly embody an area of significance and are held to the highest standards of integrity. The more common a type of resource is, the higher a level of integrity it must retain in order to be listed. For example, single family residences are held to higher standards of integrity compared to downtown commercial buildings.

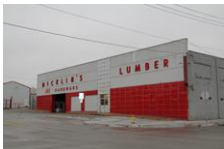
Within this survey area, there are 86 properties and 1 object potentially eligible for the NRHP individually. These evaluations were based primarily on the resource's physical character and integrity as determined from visual observations. In general, the limited nature of a reconnaissance survey only allows for evaluation based on architectural significance under Criterion C, as described in Chapter 2. Together these potentially eligible properties represent a broad range of ages in North Omaha. They also touch on a variety of property types and historic contexts, and illustrate almost the full spectrum of resources included in the inventory, as discussed in Chapter 3.

⁸³ Quoted within *Jonathan Mabry, Ph.D. Benefits of Residential Historic District Designation for Property Owners*,

Department of Urban Planning and Design, City of Tucson (6-7-2007) 2.

⁸⁴ *Jonathan Mabry, Ph.D. Benefits of Residential Historic District Designation for Property Owners*, Department of Urban Planning and Design, City of Tucson (6-7-2007) 3.

HBS #	Name	Address	Property Type	Historic Context
DO09:0146-009 	Commercial Building	4430 Commercial Ave	Warehouses	Retail Commerce
DO09:0132-006 	Commercial Building	1114 Florence Blvd	Warehouses	Retail Commerce
DO09:0139-002 	Chubb Foods	2905 N 16 th St	Commercial Property	Retail Commerce
DO09:0146-040 	J.F. Bloom & Co.	4411 N 20 th St	Manufacturing Industry	Manufacturing Industry
DO09:0225-009 	Commercial Building	3022 N 24 th St	Commercial Buildings	Retail Commerce
DO09:0231-007 	Commercial Building	4110 N 24 th St	Commercial Buildings	Retail Commerce
DO09:0225-029 	Commercial Building	2901 N 30 th St	Commercial Buildings	Retail Commerce
DO09:0136-047 	Commercial Building	2001 Lake St	Commercial Buildings	Retail Commerce
DO09:0229-008 	Tavern	4024 N 24 th St	Taverns	Entertainment

HBS #	Name	Address	Property Type	Historic Context
DO09:0142-094 	Lothrop Magnet Center	3300 N 22 nd St	Grade School	Elementary Education
DO09:0138-017 	Fire Station No 14	2032 Lake St	Fire Station	Local Government
DO09:0133-001 	Omaha Street Railway Car Barn / Micklin Hardware	1020 Florence Blvd	Bus and Streetcar Terminal	Rail Transportation
DO09:0133-004 	Storz Bottling Plant	1807 N 16 th St	Breweries	Distilling, Brewing, Wineries, and Bottling
DO09:0133-002 	Storz Smokestack	1807 N 16 th St	Breweries	Distilling, Brewing, Wineries, and Bottling
DO09:0130-068 	School Board Warehouse	1017 N 21 st St	Warehouses	Retail Commerce
DO09:0231-016 	Grain Elevator	4201 N 28 th St	Grain Elevators	Retail Commerce
DO09:0231-018 	U.S. Mills Inc.	4301 N 30 th St	Manufacturing Industry	Manufacturing Industry

HBS #	Name	Address	Property Type	Historic Context
DO09:0130-064 	Board of Education Warehouse and Repair Shop	2024 Nicholas St	Warehouses	Retail Commerce
DO09:0225-012 	Lothrop Drugs Sign	3232 N 24 th St	Signs and Signboards	Retail Commerce
DO09:0219-001 	Cleves Temple CME Church	2431 Decatur St	Church	Methodism
DO09:0217-004 	Pilgrim Baptist Church	2501 Hamilton St	Church	Baptist
DO09:0140-014 	Rising Star Baptist Church	1823 Lothrop St	Church	Baptist
DO09:0142-003 	Second Baptist Church	1802 Emmet St	Church	Baptist
DO09:0142-004 	Paradise Baptist Church	2124 Lothrop St	Church	Baptist
DO09:0217-002 	Bays Hamadrish Ada Yeshrin Synagogue	1521 N 25 th St	Synagogues and Temples	Judaism
DO09:0217-003 	St. Claire Franciscan Monastery	1310 N 29 th St	Monasteries	Catholicism

HBS #	Name	Address	Property Type	Historic Context
DO09:0223-001 	Hope Lutheran Church	2721 N 30 th St	Church	Lutheranism
DO09:0227-001 	Clair Memorial UMC	2443 Evans St	Church	Methodism
DO09:0146-032 	Gethsemane Missionary Baptist Church	4102 Florence Blvd	Church	Baptists
DO09:0221-032 	Immanuel Community Church	2761 Lake St	Church	Other Protestant Faiths
DO09:0144-009 	St. John Missionary Baptist Church	3912 N 16 th St	Church	Baptists
DO09:0144-043 	Utility Building	2201 Manderson St	Service Properties	Public Utilities
DO09:0229-036 	Charles Drew Health Center	2912 Manderson St	Health Services	Health Care
DO09:0221-033 	Utility Building	SE Corner, 29 th and Erksine	Service Properties	Public Utilities
DO09:0136-010 	Gas Station	2318 N 16 th St	Gas Stations	Motorized Vehicles

HBS #	Name	Address	Property Type	Historic Context
DO09:0142-066 	Gas Station	3424 N 16 th St	Gas Stations	Motorized Vehicles
DO09:0140-008 	Single Family House	2004 Binney St	Residential	Settlement
DO09:0217-017 	Single Family House	2922 Charles St	Residential	Settlement
DO09:0217-018 	Single Family House	2933 Charles St	Residential	Settlement
DO09:0142-011 	Single Family House	1618 Emmet St	Residential	Settlement
DO09:0142-086 	Single Family House	2002 Emmet St	Residential	Settlement
DO09:0227-034 	Single Family House	2532 Emmet St	Residential	Settlement
DO09:0142-074 	Single Family House	1616 Evans St	Residential	Settlement
DO09:0142-080 	Single Family House	1816 Evans St	Residential	Settlement

HBS #	Name	Address	Property Type	Historic Context
DO09:0227-030 	Single Family House	2432 Evans St	Residential	Settlement
DO09:0227-049 	Single Family House	2584 Evans St	Residential	Settlement
DO09:0134-009 	Single Family House	1548 Florence Blvd	Residential	Settlement
DO09:0146-036 	Single Family House	4220 Florence Blvd	Residential	Settlement
DO09:0136-008 	Flora Burkenroad House	2060 Florence Blvd	Residential	Settlement
DO09:0140-164 	Single Family House	1828 Locust St	Residential	Settlement
DO09:0140-166 	Single Family House	2010 Locust St	Residential	Settlement
DO09:0138-045 	Single Family House	2017 Locust St	Residential	Settlement
DO09:0140-001 	Jacob Williams House	1905 Lothrop St	Residential	Settlement

HBS #	Name	Address	Property Type	Historic Context
DO09:0140-017 	Single Family House	1915 Lothrop St	Residential	Settlement
DO09:0142-024 	Single Family House	1924 Lothrop St	Residential	Settlement
DO09:0229-025 	Single Family House	2438 Manderson St	Residential	Settlement
DO09:0229-032 	Single Family House	2622 Manderson St	Residential	Settlement
DO09:0223-031 	Single Family House	2421 Maple St	Residential	Settlement
DO09:0134-008 	Single Family House	2022 N 18 th St	Residential	Settlement
DO09:0142-070 	Single Family House	3515 N 18 th St	Residential	Settlement
DO09:0142-058 	John N. Crawford House	3602 N 21 st St	Residential	Settlement
DO09:0146-046 	Single Family House	4207 N 21 st St	Residential	Settlement

HBS #	Name	Address	Property Type	Historic Context
DO09:0146-047 	Single Family House	4213 N 21 st St	Residential	Settlement
DO09:0146-054 	Single Family House	4109 N 22 nd St	Residential	Settlement
DO09:0144-042 	Single Family House	3716 N 22 nd St	Residential	Settlement
DO09:0144-050 	Single Family House	3708 N 23 rd St	Residential	Settlement
DO09:0146-058 	Single Family House	4113 N 23 rd St	Residential	Settlement
DO09:0225-016 	Single Family House	3208 N 25 th Ave	Residential	Settlement
DO09:0219-016 	Single Family House	1712 N 28 th St	Residential	Settlement
DO09:0215-015 	Single Family House	2922 Nicholas St	Residential	Settlement
DO09:0142-096 	Single Family House	2101 Pinkney St	Residential	Settlement

HBS #	Name	Address	Property Type	Historic Context
DO09:0142-099 	Single Family House	2322 Pinkney St	Residential	Settlement
DO09:0227-039 	Single Family House	2562 Pinkney St	Residential	Settlement
DO09:0227-043 	Single Family House	2608 Pinkney St	Residential	Settlement
DO09:0142-085 	Single Family House	1817 Pratt St	Residential	Settlement
DO09:0227-033 	Single Family House	2427 Pratt St	Residential	Settlement
DO09:0227-006 	Single Family House	2441 Pratt St	Residential	Settlement
DO09:0146-018 	Single Family House	1710 Sahler St	Residential	Settlement
DO09:0229-031 	Single Family House	2581 Spaulding St	Residential	Settlement
DO09:0225-024 	Single Family House	2452 Spencer St	Residential	Settlement

HBS #	Name	Address	Property Type	Historic Context
DO09:0229-044 	Single Family House	2869 Sprague St	Residential	Settlement
DO09:0139-007 	Single Family House	1465 Wirt St	Residential	Settlement
DO09:0140-108 	Single Family House	1805 Wirt St	Residential	Settlement
DO09:0140-003 	Louis Mendelssohn House	2024 Wirt St	Residential	Settlement
DO09:0140-002 	Single Family House	2210 Wirt St	Residential	Settlement
DO09:0225-032 	Single Family House	2826 Wirt St	Residential	Settlement

Table 2: Properties Recommended as Individually Eligible to the NRHP

*Recommendations made within this reconnaissance survey do not constitute eligibility for inclusion in the NRHP. The property must first be reviewed by the Omaha CLG administrator and the Nebraska State Historic Preservation Office (NeSHPO) before the listing process is formally pursued. See the contacts listed at the back of this report for whom to contact and Chapter 5 for further information on the NRHP.

RECOMMENDATIONS FOR RESOURCES TO BE LISTED AS CONTRIBUTING TO A HISTORIC DISTRICT

In addition to identifying individual properties that are potentially eligible for the NRHP, the survey evaluated concentrations of historic properties for their cohesiveness as potential historic districts. While the criteria for a property to be included in a historic district are not as stringent as achieving NRHP listing individually, the property still must contribute to the overall historic integrity of the district. Such properties are considered contributing properties. Those properties that lack architectural significance and integrity, but are within the boundaries of a historic district are deemed non-contributing. By definition a historic district must contain more contributing than non-contributing properties. The Old Market in Omaha, for example, is a collection of former light industrial and warehouse buildings that share a past as the part of a concentration of the wholesale jobbing industry for which Omaha was well-known from 1880-1950.

RESIDENTIAL RESOURCES

While there are many small groupings of residences with high integrity, a review of residential resources revealed an insufficient density of historic resources maintaining adequate integrity in a contiguous area to be considered for a NRHP historic district. This was a result of building loss, and more commonly, the loss of integrity of adjacent buildings creating a checkerboard of integrity throughout the residential areas.

COMMERCIAL RESOURCES

There are a number of small clusters of commercial resources in this survey area. One has sufficient integrity to be listed in the NRHP and stretches along North 16th Street from Corby Street to Binney Street.

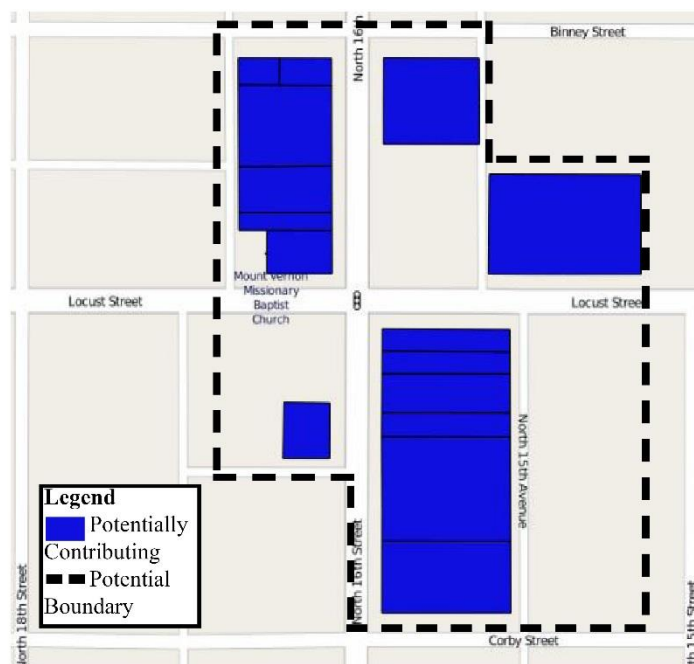


Figure 42: Potential Commercial Historic District along N. 16th Street.

Name	HBS#	Address	Eligibility
Corby Theater	DO09:0137-008	2801 N 16 th Street	Contributing
Allied Furniture	DO09:0137-009	2819 N 16 th Street	Contributing
Commercial building	DO09:0138-020	2820 N 16 th Street	Contributing
Commercial building	DO09:0137-010	2821 N 16 th Street	Contributing
Commercial building	DO09:0137-011	2823 N 16 th Street	Contributing
Empty parcel		2824 N 16 th Street	Non-Contributing
Commercial building	DO09:0137-012	2825 N 16 th Street	Contributing
Commercial building	DO09:0137-001	2827 N 16 th Street	Contributing
Empty parcel		2828 N 16 th Street	Non-Contributing
Commercial building	DO09:0140-160	2902 N 16 th Street	Contributing
Chubb Foods	DO09:0139-002	2905 N 16 th Street	Contributing
Commercial building	DO09:0140-161	2906 N 16 th Street	Contributing
Commercial building	DO09:0140-162	2908 N 16 th Street	Contributing
Superior Heating & Cooling	DO09:0139-003	2915 N 16 th Street	Contributing
Mt. Vernon Church	DO09:0140-141	2920 N 16 th Street	Contributing

Jackson Furniture & Variety	DO09:0140-140	2922 N 16 th Street	Contributing
Atlas (Allas) Apartments	DO09:0140-150	1609 Binney Street	Listed

Table 3: List of properties within Potential Commercial Historic District along North 16th Street.

INDUSTRIAL RESOURCES

Many of the industrial buildings along the edges of the survey area have sufficient integrity to be listed. However, none are grouped closely enough together to be listed as a district. These will be best served through individual building listings.

PROPERTIES POTENTIALLY ELIGIBLE WITHIN MULTIPLE PROPERTY DOCUMENTS FOR THE NRHP

Multiple Property Documents (MPDs) for the National Register are a means to capture a history that is shared by a significant number of sites that are not located close enough together to form a district. It also sets the eligibility criteria for a set of resources. These criteria can be spatial, temporal or physical, meaning that the MPD can set a period that resources must have been constructed within, an area they must be located within and/or a level of physical integrity a resource must meet based on a comparison of the resources that fall under the MPD. MPDs can be used at a city, county or state level and can cover all four types of resources, all four criteria and any combination of areas of significance. For example, there are MPDs in Nebraska for County Courthouses, Historic Bridges, and Historic Highways.

A MPD is not itself a nomination to the NRHP. Rather, the shared historic context it provides for a set of resources and the criteria it sets for their nomination can be used as a reference in NRHP nominations. In this way, large numbers of resources that share a history do not have to rewrite that history each time they are nominated. Instead, they can discuss their individual features and how they fit into the larger context already provided by the MPD.

Within the survey area, several multi-family residential units have been identified under one of two MPD documents, those for “Apartments, Flats and Tenements in Omaha, Nebraska from 1880-1962” and “Attached Dwellings of Omaha, Nebraska from 1880-1962”. Within the survey area, there are several excellent examples of these building types. These include:

HBS#	Address	Type
DO09:0138-003	2536 N 16 th St	“U” Shaped Courtyard
DO09:0140-100	1910 Binney St	Single House Conversion
DO09:0229-005	2913 Manderson St	Duplex
DO09:0136-041	2214 Florence Blvd	Row House
DO09:0215-006	923 Lincoln Blvd	Duplex
DO09:0140-167	2120 Locust St	Duplex
DO09:0141-005	3319 N 16th St	Row House

Table 4: Multi-family residential units identified under one of two MPD documents within survey area.

PRESERVATION PLANNING AND ECONOMIC DEVELOPMENT RECOMMENDATIONS

THREATS

The largest threat to resources in north Omaha comes from the increased demand for redevelopment and the pressure to assume that something new is better than what exists. As projects move forward, it will be important to balance new construction with rehabilitation efforts to maintain the vibrant neighborhood mix that makes North Omaha unique. Its wide base of single family residences of all ages, sizes and price points has the ability to make North Omaha very strong in the future.

OPPORTUNITIES

Streetcar Intensive Level Survey

The streetcar system played a major role in the development of North Omaha. While Richard Orr's book *Streetcars of Omaha and Council Bluffs*, provides a comprehensive history of this transportation system, his study is primarily academic in approach. To be able to physically see this system, Orr's book would benefit from being supplemented with an intensive level survey that identifies streetcar-associated resources throughout Omaha generally, and this area specifically. These may then be evaluated and nominated to the NRHP so that the properties that have the best integrity and are most historically significant are maintained to represent the impact this had on the history of Omaha. Many of the properties associated with the streetcar system in this survey area are in need of rehabilitation and could spur further development in North Omaha.

Properties in this survey associated with the streetcar system are:

HBS#	Name	Address
DO09:0130-001	Omaha Street Railway Car Barn	1020 Florence Blvd
DO09:0223-003	Omaha and Council Bluffs Street Railway Repair Shop	2606 N 26 th St

Belt Line Intensive Level Survey

In a similar fashion, historic resources along the Omaha Belt Railroad should be studied in an intensive level survey. The "Belt Line," as it was commonly referred to, was completed in 1886 and operated from a station at 15th and Webster, along North 16th Street to Boyd Street, west to 31st Avenue and then stretched southwest through the city of Omaha. The line carried passengers and freight from downtown Omaha, north and then through the countryside for the Missouri Pacific Railroad. A number of different studies have been proposed for development along the railroad corridor. If enough contributing resources are found, a Historic District could be recommended.

Enhanced Heritage Tourism

According to a 2007 study, heritage tourism is a \$100 million dollar industry for Nebraska. While North Omaha has a heritage tourism program, it could be expanded. The area possesses a large number of destinations and sight-seeing possibilities for those interested in history and historic places, including the site of the Trans-Mississippi Exposition and multiple buildings within and just outside of the North 24th and Lake Streets Historic District. However, tourism could be improved by marketing them together. A source of funding to assist in furthering these heritage tourism efforts may be found at the Nebraska Department of Economic Development, Travel and Tourism Division.

Chapter 5: Current State of Preservation

NATIONAL TRENDS

Nationally, the preservation movement continues to evolve and change. The early and mid-20th century was a period of substantial growth and construction in urban areas throughout the Midwest. As mid-20th century buildings become old enough to be studied by historians, architectural historians or archaeologists so that their place in history is clear, large numbers of resources are now being considered historic. In response to this growing historic building stock, those in the construction and development industry must continue to refine techniques to preserve and rehabilitate the widening array of historic construction materials and historic building types. Similarly, many historians and archivists are currently focusing on digitizing old paper resources in an effort to make them readily available online to the public. In addition, many people in the preservation field are engaged in continued public outreach and education, as the concepts of what is significant in history are updated for modern audiences.

More widely, while preservation is now a proven economic driver and its ties to sustainability are clear, making it effective everywhere requires a multidisciplinary approach. Preservation programs in many states are now broadening their approach to include applied economics and environmental studies as well as the more traditional community planning, geography, history and architectural fields. As the fields of those involved in preservation diversify, so does the diversity among identified resources, including simple, average housing stock, typical commercial buildings and those that represent the physically challenged, minority ethnic groups and those with minority perspectives. However, with so many changes in the field of preservation, the one constant is that public involvement is crucial to success.

OMAHA CERTIFIED LOCAL GOVERNMENT

The city of Omaha qualified as a Certified Local Government in 1985. The Certified Local Government (CLG) program is a federal initiative of the National Park Service, administered by the Nebraska State Historic Preservation Office. As a CLG, the city of Omaha promotes preservation at the local level under the administration of the Omaha Urban Planning Division. The Planning Department's Preservation Administrator manages the program. A chief responsibility of a CLG is to maintain a survey of local historic properties, which gathers data related to the city's historic resources. A survey also defines the historic character of a community or particular area and can provide the basis for making sound judgments in local planning.

Since the adoption of the city of Omaha's preservation ordinance in 1977, the Landmarks Heritage Preservation Commission staff has been involved in ongoing survey activities. CLG grant funds have been used to conduct historic surveys in the Omaha area for many years. The Omaha-Douglas County Historic Buildings Survey contains data on more than 7,000 buildings in the city's jurisdictional area. This computerized catalog system includes information concerning property location, ownership, use, date of construction, architectural style, and other pertinent information. Historic survey data is now integrated into the city of Omaha's Geographic Information System (GIS) program. Survey data is accessible to the public, although certain information such as the location of vacant properties or archaeological sites may be restricted to the public.

In addition to conducting surveys and studies, the CLG encourages preservation education, designates landmarks, and assists the Omaha Landmarks Heritage Preservation Commission.

The advantages of Omaha being a CLG include:

- Being eligible to receive matching funds from the NPS Historic Preservation Fund that are unavailable to non-CLGs.

- Contributing buildings within local landmark districts may be eligible for financial incentives to assist with rehabilitation without being listed in the National Register.
- Through the use of their landmark and survey programs, the CLG has an additional tool when considering planning, zoning, and land-use regulations relating to historic properties.
- The CLG has access to a nationwide information network of local, state, federal, and private preservation institutions.
- Finally, the CLG, through its ordinance and the Landmarks Heritage Preservation Commission, has a built-in mechanism to promote pride in, and understanding of, Omaha's history.

OMAHA LANDMARKS HERITAGE PRESERVATION COMMISSION

In 1977 the Omaha City Council adopted the Landmarks Heritage Preservation Ordinance, the first comprehensive preservation ordinance in Nebraska. Patterned after legislation that had proved successful in Seattle, New York, and Savannah, the Omaha ordinance contained provisions for the creation of a commission that has the ability to designate structures and districts of local significance; regulate work done on locally designated buildings; and identify and implement overall goals and objectives for preservation in the city.

The 1977 ordinance created the Landmarks Heritage Preservation Commission (LHPC). Nine members compose the Commission: an architect, a curator, a professional historian, three members active in a preservation-related field, two laypersons, and an owner or operator of a business or property within a landmark heritage district. Commission members are appointed by the Mayor for three year terms, subject to confirmation by the City Council. The Commission selects its own chairman and rules of procedure. The body generally meets monthly, with special meetings held by call of the chairman. The Landmarks Heritage Preservation Commission's primary purpose is to:

- To designate, preserve, protect, enhance and perpetuate those structures and districts which reflect significant elements of the city's heritage;
- To foster civic pride in the beauty and accomplishments of the past;
- To stabilize or improve the aesthetic and economic vitality and values of such structures and districts;
- To protect and enhance the city's attractions to tourists and visitors;
- To promote the use of outstanding structures or districts for the education, stimulation and welfare of the people of the city; and
- To promote and encourage continued private ownership and utilization of such buildings and other structures now so owned and used, to the extent that the objectives listed above can be attained under such a policy.

The Omaha Municipal code contains specific requirements and procedures for the Landmarks Heritage Preservation Board. Please visit the online version of the Omaha Municipal Code and see Chapter 24, Article II for the Landmarks Heritage Preservation ordinance.

OMAHA PLANNING DEPARTMENT

In addition to the efforts of the Omaha Landmarks Heritage Preservation Commission, the Omaha Planning Department has been diligently working on preservation issues. Over the past five years, they have overhauled their web site in order to promote public education of preservation and provide easy access to the wealth of information they have preserved and collected over the decades. Their online portal now provides access to permit drawings from selected buildings that were microfilmed over

time, all local and national nominations within the Omaha planning jurisdiction, all previous reconnaissance surveys and several photo collections – including those of Lynn Meyer, formerly a city planner for the Omaha City Planning Department and administrator of the Landmarks Heritage Preservation Commission from 1980 to 2007.

Furthermore, the Planning Department has more deeply integrated preservation planning within larger planning efforts. The recent Neighbourhood Conservation and Enhancement (NCE) Inventory profiles 21 neighbourhood commercial centers established during the historic street car era. The report proposes a multi-disciplinary approach that would include neighbourhood planning, preservation planning and design guidelines for new and existing buildings. The Inventory classifies the districts based on needs, assets and priority.

The Planning Department has also developed infill and redevelopment design guidelines for older, established neighbourhoods. The guidelines address critical issues including architectural form to assure new development is compatible with the existing context and character of the surrounding neighbourhood. Although new buildings may follow contemporary styles, they will be required to conform to massing, setbacks, public/private/street relationships, parking patterns and materials of their neighbours.

For more information on any of these Omaha specific preservation efforts, contact the Preservation Administrator at the Omaha Planning Department.

NEBRASKA STATE HISTORIC PRESERVATION OFFICE (NESHPO)

The NeSHPO administers a wide range of preservation programs that are of benefit to Omaha residents. The duties required of the NeSHPO are set out under the National Historic Preservation Act and include the following:

- Conducting and maintaining a statewide historic resources survey.
- Administering the National Register of Historic Places (National Register) program.
- Assisting local governments in the development of historic preservation programs and certification of qualifying governments as Certified Local Governments under the NPS program.
- Providing guidance and administering the federal tax incentives program for the preservation of historic buildings.
- Providing guidance and administering the state tax incentives programs for the preservation of historic buildings.
- Assisting federal agencies in their responsibility to identify and protect historic properties that may be affected by their projects.
- Providing preservation education, training, and technical assistance to individuals and groups and local, state, and federal agencies.

NATIONAL REGISTER OF HISTORIC PLACES

One of the goals for conducting surveys is to identify properties that may be eligible for listing in the National Register of Historic Places. The National Register is our nation's official list of significant historic properties. Created by the National Historic Preservation Act of 1966, the National Register includes buildings, structures, districts, objects, and sites that are significant in our history or prehistory. These properties and objects may reflect a historically significant pattern, event, person, architectural style, or archaeological site. National Register properties may be significant at the local, state, or national-levels.

Properties need not be as historic as Fort Robinson or architecturally spectacular as the Nebraska State Capitol to be listed in the National Register. Local properties that retain their physical integrity and convey local historic significance may also be listed. It is important to note what listing a property in the National Register means, or perhaps more importantly, does not mean.

The ***National Register DOES NOT:***

- Restrict, in any way, a private property owner's ability to alter, manage or dispose of a property.
- Require that properties be maintained, repaired, or restored.
- Invoke special zoning or local landmark designation.
- Allow the listing of an individual private property over an owner's objection.
- Allow the listing of an historic district over a majority of property owners' objections.

Listing a property on the ***National Register DOES:***

- Provide recognition to significant properties.
- Encourage the preservation of historic properties.
- Provide information about historic properties for local and statewide planning purposes.
- Promote community development, tourism, and economic development.
- Provide basic eligibility for financial incentives, when available.

For more information, contact the National Register Coordinator in Nebraska State Historic Preservation Office at (402) 471-4787 or by email at nshs.hp@nebraska.gov.

CERTIFIED LOCAL GOVERNMENTS

In an effort to increase local preservation activities and link local governments with the nationwide preservation network of federal, state and local organizations, the National Park Service and the Nebraska State Historic Preservation Office work with local governments through the Certified Local Government (CLG) Program. This program recognizes that a local government has established its own historic preservation commission and a program meeting federal and state standards. This program must establish a historic preservation ordinance that includes protection for historic properties at a level the community decides is appropriate, provide for public education and participation, including the process of nominating properties to the National Register of Historic Places, and set a system in place for conducting and maintaining a survey and inventory of historic properties.

All Certified Local Governments are eligible for grants to assist in the implementation of local preservation programs. These grants can be used to finance a variety of preservation related activities including survey work, preparation of National Register nominations, education programs, publications, staff support, workshops and preservation events. In addition, they receive technical assistance and training from the State Historic Preservation Office about historic preservation.

FEDERAL HISTORIC REHABILITATION TAX CREDIT PROGRAM (FHTC)

Since 1976 the Internal Revenue Code has contained provisions offering tax credits for the certified rehabilitation of income-producing historic properties. Historic properties are defined as those listed in the National Register, or as buildings that contribute to the significance of a National Register

Historic District, or a local landmark/historic district that have been certified by the Secretary of the Interior.

A certified rehabilitation is one that conforms to the Secretary of the Interior's Standards for Rehabilitation. The Standards are a common sense approach to the adaptive reuse of historic buildings. It is important to remember that this program promotes the rehabilitation of historic properties so that they may be used for the benefit and enjoyment of the property owner and the community. The program does not necessarily require a property to be reconstructed or restored to its original condition, but historically significant materials, features, finishes, and spaces should be retained to the greatest extent possible.

The FHTC in Nebraska has been responsible for:

- Reinvesting millions of dollars for the preservation of historic buildings.
- Establishing thousands of low- and moderate-income housing units and upper-income units.
- Encouraging the adaptive reuse of previously under- or un-utilized historic properties in older downtown commercial areas.
- Helping to broaden the tax base.
- Giving real estate developers and city planners the incentive to consider projects in older, historic neighborhoods.
- Helping stabilize older, historic neighborhoods.

Certification of the historic character of the income-producing property — usually by listing the property in the National Register — and certification of the historic rehabilitation is made by both the NeSHPO and the National Park Service. Before initiating any activity for a project that anticipates the use of preservation tax credits, owners should contact the NeSHPO and a professional tax advisor, legal counsel, or appropriate local Internal Revenue Service office.

NEBRASKA HISTORIC TAX CREDIT (NHTC)

In 2014, the Nebraska State Legislature passed the Nebraska Job Creation and Mainstreet Redevelopment Act. This program offers a total of \$15 million in state historic preservation tax credits for each calendar year from 2015 to 2018. It is administered jointly by the Nebraska State Historical Society and the Nebraska Department of Revenue.

This program provides a twenty percent (20%) Nebraska tax credit for eligible expenditures made to rehabilitate, restore or preserve historic buildings. This is a dollar-for-dollar reduction in state tax liability, which can be transferred with limitations. The minimum project investment must equal or exceed \$25,000; with a maximum of \$1 million in credits allowed per project.

To qualify, rehabilitation work must meet generally accepted preservation standards, and the historic property **must** be:

- Listed individually in the National Register of Historic Places or in the process of nomination/listing.
- Located within a district listed in the National Register of Historic Places or part of a pending district nomination/listing.
- Listed individually under a certified local preservation ordinance or pending designation **or**

- Located within a historic district designated under a certified local preservation ordinance or located within a district that is pending designation.

To qualify, a historic property must **NOT** be:

- A non-income producing, detached, single-family residence.

VALUE INCENTIVE PROGRAM (VIP)

The Valuation Incentive Program (VIP) is a property tax incentive that assists in the preservation of Nebraska's historic buildings. After the project is complete, the assessed valuation of a historic property is frozen for eight years at the value when rehabilitation started, known as the "base" valuation. The taxable valuation then rises to its actual value over a four year period. To be eligible for this state tax incentive, a building **must**:

- Be a qualified historic structure, either by listing in the National Register or by local landmark designation through an approved local government ordinance.
- Be substantially rehabilitated, which means the project must be worth at least 25 percent of the property's "base" assessed value.
- Be rehabilitated in accordance with the Secretary of the Interior's Standards for Rehabilitation.
- Buildings must be a qualified historic structure and the NeSHPO must receive an application in order for expenditures to qualify. The tax freeze benefits the owners of the historic properties and the community by:
 - Providing a real economic incentive to rehabilitate historic buildings.
 - Increasing the long-term tax base of a community.
 - Helping stabilize older, historic neighborhoods and commercial areas.
 - Encouraging the promotion, recognition, and designation of historic buildings.
 - Allowing participation by local governments that enact approved historic preservation ordinances.

PUBLIC OUTREACH AND EDUCATION

The primary function of the NeSHPO is to assist communities in preserving significant buildings, sites, landscapes and structures that convey a sense of community history. The most powerful tool available to the NeSHPO in this regard is public education. For this reason, NeSHPO staff spends considerable time conducting public meetings and workshops and disseminating information to the public.

The NeSHPO's goal is to assist local individuals, groups, and governments understand, promote, and preserve historic properties. The NeSHPO advocates not only the self-evident aesthetic advantages of historic preservation, but also the potential for preservation to help promote economic development, community planning, tourism, environmental sensitivity, and land-use planning.

As all NeSHPO programs originate from a common source—the National Historic Preservation Act—they work best when they work together, either in whole or in part. For the programs to function at all, they require the interest and participation of the people they are meant to serve the public.

For more information about the NeSHPO or any of the programs discussed, contact the Project Coordinator at the Nebraska State Historic Preservation Office at (402) 471-4787 or (800) 833-6747 or by email at nshs.hp@nebraska.gov. Additional information is also available at the Nebraska State Historical Society website at www.nebraskahistory.org.

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Appendix A: Active Resources

Single family house	DO09:0139-001	3203 N 014 AV	The Settlement of Neighborhoods within Cities
Single family house	DO09:0141-001	3315 N 014 AV	The Settlement of Neighborhoods within Cities
Omaha Foreign Auto Parts	DO09:0132-004	1154 N 016 ST	Retail Commerce
Storz Elevator & Office	DO09:0131-001	1521 N 016 ST	Distilling, Brewing, Wineries, and Bottling
Storz Brewing Co. smokestack	DO09:0133-002	1807 N 016 ST	Distilling, Brewing, Wineries, and Bottling
Bottling plant mid-century for Storz	DO09:0133-004	1807 N 016 ST	Distilling, Brewing, Wineries, and Bottling
Interstate Printing Co.	DO09:0134-007	2002 N 016 ST	Newspaper and Periodical Communications
Strehlow Terrace	DO09:0136-003	2010 N 016 ST	The Settlement of Neighborhoods within Cities
The Margaret Apartments	DO09:0135-005	2103 N 016 ST	The Settlement of Neighborhoods within Cities
Strehlow Terrace Garage	DO09:0135-004	2107 N 016 ST	Roads/Highways
Gas Station	DO09:0136-010	2318 N 016 ST	Motorized vehicles
Sherman Apartments	DO09:0137-004	2501 N 016 ST	The Settlement of Neighborhoods within Cities
Apartment	DO09:0138-005	2514 N 016 ST	The Settlement of Neighborhoods within Cities
Duplex	DO09:0137-005	2531 N 016 ST	The Settlement of Neighborhoods within Cities
Duplex	DO09:0138-004	2532 N 016 ST	The Settlement of Neighborhoods within Cities
Bretnor Court	DO09:0138-003	2536 N 016 ST	The Settlement of Neighborhoods within Cities
Corby Theater	DO09:0137-008	2801 N 016 ST	Diversion
Allied Furniture	DO09:0137-009	2819 N 016 ST	Retail Commerce
Commercial building	DO09:0138-020	2820 N 016 ST	Retail Commerce
Commercial building	DO09:0137-010	2821 N 016 ST	Retail Commerce
Commercial building	DO09:0137-011	2823 N 016 ST	Retail Commerce
Commercial building	DO09:0137-012	2825 N 016 ST	Retail Commerce
Commercial building	DO09:0137-001	2827 N 016 ST	Entertainment
Commercial building	DO09:0140-160	2902 N 016 ST	Retail Commerce
Chubb Foods	DO09:0139-002	2905 N 016 ST	Retail Commerce
Commercial building	DO09:0140-161	2906 N 016 ST	Retail Commerce
Commercial building	DO09:0140-162	2908 N 016 ST	Retail Commerce
Superior Heating & Cooling	DO09:0139-003	2915 N 016 ST	Retail Commerce
Mt. Vernon Church	DO09:0140-141	2920 N 016 ST	Retail Commerce
Jackson Furniture & Variety	DO09:0140-140	2922 N 016 ST	Retail Commerce

Single family house	DO09:0140-112	3014 N 016 ST	The Settlement of Neighborhoods within Cities
Lonnell's Southern Delights	DO09:0140-163	3112 N 016 ST	Services
Single family house	DO09:0139-004	3201 N 016 ST	The Settlement of Neighborhoods within Cities
Commercial building	DO09:0142-065	3302 N 016 ST	Retail Commerce
Duplex	DO09:0141-005	3319 N 016 ST	The Settlement of Neighborhoods within Cities
Single family house	DO09:0142-050	3320 N 016 ST	The Settlement of Neighborhoods within Cities
Single family house	DO09:0142-014	3406 N 016 ST	The Settlement of Neighborhoods within Cities
Single family house	DO09:0142-013	3410 N 016 ST	The Settlement of Neighborhoods within Cities
Single family house	DO09:0141-006	3411 N 016 ST	The Settlement of Neighborhoods within Cities
Single family house	DO09:0141-007	3415 N 016 ST	The Settlement of Neighborhoods within Cities
Gas Station	DO09:0142-066	3424 N 016 ST	Motorized vehicles
Commercial building	DO09:0141-008	3501 N 016 ST	Motorized vehicles
Industrial - American Hydraulics, Inc.	DO09:0143-001	3701 N 016 ST	Manufacturing Industry
Duplex	DO09:0144-002	3708 N 016 ST	The Settlement of Neighborhoods within Cities
Single family house	DO09:0144-006	3712 N 016 ST	The Settlement of Neighborhoods within Cities
16th Street Garage	DO09:0144-007	3718 N 016 ST	Motorized vehicles
Industrial	DO09:0143-002	3805 N 016 ST	Manufacturing Industry
Industrial	DO09:0143-003	3903 N 016 ST	Manufacturing Industry
St. John Missionary Baptist Church	DO09:0144-009	3912 N 016 ST	Baptists
Commercial	DO09:0144-010	3922 N 016 ST	Retail Commerce
Commercial	DO09:0144-011	3926 N 016 ST	Entertainment
Commercial	DO09:0144-012	3932 N 016 ST	Retail Commerce
Single family house	DO09:0144-013	3707 N 017 ST	The Settlement of Neighborhoods within Cities
Single family house	DO09:0144-014	3905 N 017 ST	The Settlement of Neighborhoods within Cities
Single family house	DO09:0144-015	3909 N 017 ST	The Settlement of Neighborhoods within Cities
Single family house	DO09:0144-016	3911 N 017 ST	The Settlement of Neighborhoods within Cities
Single family house	DO09:0144-017	3914 N 017 ST	The Settlement of Neighborhoods within Cities
Single family house	DO09:0144-018	3918 N 017 ST	The Settlement of Neighborhoods within Cities
Single family house	DO09:0144-019	3931 N 017 ST	The Settlement of Neighborhoods within Cities

Shipping Office Warehouse	DO09:0132-005	1531 N 018 ST	Retail Commerce
Single family house w/brick house in rear	DO09:0134-008	2022 N 018 ST	The Settlement of Neighborhoods within Cities
Single family house	DO09:0138-025	2602 N 018 ST	The Settlement of Neighborhoods within Cities
Single family house	DO09:0142-067	3414 N 018 ST	The Settlement of Neighborhoods within Cities
Single family house	DO09:0142-070	3515 N 018 ST	The Settlement of Neighborhoods within Cities
Single family house	DO09:0142-071	3609 N 018 ST	The Settlement of Neighborhoods within Cities
Single family house	DO09:0144-020	3707 N 018 ST	The Settlement of Neighborhoods within Cities
Single family house	DO09:0144-021	3716 N 018 ST	The Settlement of Neighborhoods within Cities
Single family house	DO09:0144-024	3812 N 018 ST	The Settlement of Neighborhoods within Cities
Single family house	DO09:0144-027	3912 N 018 ST	The Settlement of Neighborhoods within Cities
Single family house	DO09:0146-013	4109 N 018 ST	The Settlement of Neighborhoods within Cities
Single family house	DO09:0146-014	4111 N 018 ST	The Settlement of Neighborhoods within Cities
Single family house	DO09:0146-015	4120 N 018 ST	The Settlement of Neighborhoods within Cities
Single family house	DO09:0146-003	4124 N 018 ST	The Settlement of Neighborhoods within Cities
Single family house	DO09:0146-016	4135 N 018 ST	The Settlement of Neighborhoods within Cities
Single family house	DO09:0138-034	2820 N 019 AV	The Settlement of Neighborhoods within Cities
Single family house	DO09:0142-082	3515 N 019 ST	The Settlement of Neighborhoods within Cities
Single family house	DO09:0144-030	3809 N 019 ST	The Settlement of Neighborhoods within Cities
Single family house	DO09:0144-031	3816 N 019 ST	The Settlement of Neighborhoods within Cities
Single family house	DO09:0144-034	3819 N 019 ST	The Settlement of Neighborhoods within Cities
Single family house	DO09:0144-032	3820 N 019 ST	The Settlement of Neighborhoods within Cities
Single family house	DO09:0144-033	3822 N 019 ST	The Settlement of Neighborhoods within Cities
Single family house	DO09:0144-035	3918 N 019 ST	The Settlement of Neighborhoods within Cities
Single family house	DO09:0146-021	4101 N 019 ST	The Settlement of Neighborhoods within Cities
Single family house	DO09:0146-022	4104 N 019 ST	The Settlement of Neighborhoods within Cities

Single family house	DO09:0146-023	4110 N 019 ST	The Settlement of Neighborhoods within Cities
Single family house	DO09:0146-024	4112 N 019 ST	The Settlement of Neighborhoods within Cities
Single family house	DO09:0146-025	4114 N 019 ST	The Settlement of Neighborhoods within Cities
Single family house	DO09:0146-026	4122 N 019 ST	The Settlement of Neighborhoods within Cities
Single family house	DO09:0146-027	4127 N 019 ST	The Settlement of Neighborhoods within Cities
Single family house	DO09:0146-028	4128 N 019 ST	The Settlement of Neighborhoods within Cities
Single family house	DO09:0146-029	4134 N 019 ST	The Settlement of Neighborhoods within Cities
Single family house	DO09:0134-010	2019 N 020 ST	The Settlement of Neighborhoods within Cities
Single family house	DO09:0134-011	2021 N 020 ST	The Settlement of Neighborhoods within Cities
Single family house	DO09:0136-062	2219 N 020 ST	The Settlement of Neighborhoods within Cities
J.F. Bloom & Company	DO09:0146-040	4411 N 020 ST	Manufacturing Industry
School Board Warehouse	DO09:0130-068	1017 N 021 ST	Retail Commerce
John W. Willis Cottage	DO09:0136-040	2322 N 021 ST	The Settlement of Neighborhoods within Cities
John N. Crawford House	DO09:0142-058	3602 N 021 ST	The Settlement of Neighborhoods within Cities
Single family house	DO09:0142-092	3608 N 021 ST	The Settlement of Neighborhoods within Cities
Single family house	DO09:0142-093	3622 N 021 ST	The Settlement of Neighborhoods within Cities
Single family house	DO09:0144-041	3911 N 021 ST	The Settlement of Neighborhoods within Cities
Single family house	DO09:0146-043	4115 N 021 ST	The Settlement of Neighborhoods within Cities
Single family house	DO09:0146-044	4117 N 021 ST	The Settlement of Neighborhoods within Cities
Single family house	DO09:0146-045	4205 N 021 ST	The Settlement of Neighborhoods within Cities
Single family house	DO09:0146-046	4207 N 021 ST	The Settlement of Neighborhoods within Cities
Single family house	DO09:0146-047	4213 N 021 ST	The Settlement of Neighborhoods within Cities
Industrial	DO09:0146-048	4227 N 021 ST	Manufacturing Industry
Single family house	DO09:0146-049	4414 N 021 ST	The Settlement of Neighborhoods within Cities
St John's A.M.E. Church	DO09:0136-001	2402 N 022 ST	Methodism
Lothrop Magnet Center	DO09:0142-094	3300 N 022 ST	Elementary Education
Single family house	DO09:0142-095	3607 N 022 ST	The Settlement of Neighborhoods within Cities

Single family house	DO09:0144-042	3716 N 022 ST	The Settlement of Neighborhoods within Cities
Single family house	DO09:0144-044	3905 N 022 ST	The Settlement of Neighborhoods within Cities
Single family house	DO09:0144-045	3919 N 022 ST	The Settlement of Neighborhoods within Cities
Single family house	DO09:0144-046	3921 N 022 ST	The Settlement of Neighborhoods within Cities
Single family house	DO09:0144-047	3927 N 022 ST	The Settlement of Neighborhoods within Cities
Single family house	DO09:0144-048	3935 N 022 ST	The Settlement of Neighborhoods within Cities
Single family house	DO09:0146-053	4102 N 022 ST	The Settlement of Neighborhoods within Cities
Single family house	DO09:0146-054	4109 N 022 ST	The Settlement of Neighborhoods within Cities
Mission Foundry	DO09:0146-055	4401 N 022 ST	Manufacturing Industry
Single family house	DO09:0146-056	4411 N 022 ST	The Settlement of Neighborhoods within Cities
Single family house	DO09:0144-049	3702 N 023 ST	The Settlement of Neighborhoods within Cities
Single family house	DO09:0144-050	3708 N 023 ST	The Settlement of Neighborhoods within Cities
Single family house	DO09:0144-051	3811 N 023 ST	The Settlement of Neighborhoods within Cities
Single family house	DO09:0144-052	3819 N 023 ST	The Settlement of Neighborhoods within Cities
Single family house	DO09:0144-053	3821 N 023 ST	The Settlement of Neighborhoods within Cities
Single family house	DO09:0144-054	3823 N 023 ST	The Settlement of Neighborhoods within Cities
Single family house	DO09:0144-055	3925 N 023 ST	The Settlement of Neighborhoods within Cities
Single family house	DO09:0146-057	4110 N 023 ST	The Settlement of Neighborhoods within Cities
Single family house	DO09:0146-058	4113 N 023 ST	The Settlement of Neighborhoods within Cities
Independent Telephone Co. Building	DO09:0215-002	936 N 024 ST	Telephone Communications
Kellom Elementary	DO09:0132-007	1311 1/2 N 024 ST	Elementary Education
Commercial	DO09:0217-008	1314 N 024 ST	Retail Commerce
Commercial	DO09:0217-009	1316 N 024 ST	Motorized vehicles
Commercial	DO09:0219-003	1702 N 024 ST	Retail Commerce
Commercial	DO09:0219-004	1706 N 024 ST	Retail Commerce
Commercial	DO09:0219-005	1804 N 024 ST	Retail Commerce
Commercial	DO09:0219-006	1810 N 024 ST	Professional Services
Micklin Lumber Company	DO09:0136-048	2109 N 024 ST	Retail Commerce

Skeets Barbecue	DO09:0136-039	2201 N 024 ST	Services
Salem Food Pantry	DO09:0136-038	2205 N 024 ST	Retail Commerce
Omaha Star Building	DO09:0221-012	2216 N 024 ST	Newspaper and Periodical Communications
Eugeen Thomas	DO09:0221-011	2218 N 024 ST	Retail Commerce
Jewell Building	DO09:0136-005	2221 N 024 ST	Retail Commerce
Ed's Place	DO09:0221-009	2302 N 024 ST	Services
Terrell Drug Company	DO09:0221-008	2306 N 024 ST	Retail Commerce
Duplex	DO09:0221-007	2310 N 024 ST	The Settlement of Neighborhoods within Cities
Jones and Chiles	DO09:0221-006	2314 N 024 st	Retail Commerce
Gas Station	DO09:0136-027	2323 N 024 ST	Motorized vehicles
F.J. Carey Block	DO09:0136-024	2401 N 024 ST	Retail Commerce
Lion Products	DO09:0136-017	2423 N 024 ST	Professional Services
Blue Lion	DO09:0136-050	2425 N 024 ST	Retail Commerce
Safeway	DO09:0138-019	2505 N 024 ST	Retail Commerce
Commercial building	DO09:0223-011	2506 N 024 ST	Retail Commerce
Commercial building	DO09:0223-010	2510 N 024 ST	Retail Commerce
Nesselson's Grocery	DO09:0223-008	2514 N 024 ST	Professional Services
Commercial building	DO09:0223-007	2516 N 024 ST	Retail Commerce
Commercial building	DO09:0223-006	2518 N 024 ST	Professional Services
Commercial building	DO09:0223-005	2520 N 024 ST	Retail Commerce
Commercial building	DO09:0223-012	2522 N 024 ST	Retail Commerce
Single family house	DO09:0138-046	2615 N 024 ST	The Settlement of Neighborhoods within Cities
Single family house	DO09:0138-047	2619 N 024 ST	The Settlement of Neighborhoods within Cities
Commercial Building	DO09:0138-048	2711 N 024 ST	Motorized vehicles
Auto Sales	DO09:0223-026	2820 N 024 ST	Motorized vehicles
Commercial Building	DO09:0225-006	3006 N 024 ST	Retail Commerce
Commercial Building	DO09:0225-007	3012 N 024 ST	Retail Commerce
Commercial Building	DO09:0225-008	3014 N 024 ST	Motorized vehicles
Commercial Building	DO09:0225-009	3022 N 024 ST	Retail Commerce
North Presbyterian Church	DO09:0140-013	3105 N 024 ST	Presbyterianism
Single family house	DO09:0140-171	3113 N 024 ST	The Settlement of Neighborhoods within Cities
Commercial Building	DO09:0225-010	3116 N 024 ST	Professional Services
Commercial Building - Lothrop Childcare Center	DO09:0225-011	3222 N 024 ST	Retail Commerce
Lothrop Drugs Sign	DO09:0225-012	3232 N 024 ST	Retail Commerce
Commercial Building - Transitions Barber & Beauty	DO09:0227-016	3318 N 024 ST	Retail Commerce
Commercial Building	DO09:0142-103	3601 N 024 ST	Retail Commerce
Evans Tower Apartment	DO09:0227-014	3616 N 024 ST	The Settlement of Neighborhoods within Cities

Commercial Building	DO09:0144-056	3701 N 024 ST	Retail Commerce
Apartment	DO09:0144-001	3711 N 024 ST	The Settlement of Neighborhoods within Cities
Commercial Building - Auto Spa & Detailing	DO09:0144-057	3811 N 024 ST	Motorized vehicles
Commercial Building - Native Omaha Club	DO09:0144-058	3819 N 024 ST	Retail Commerce
Commercial Building	DO09:0229-011	4016 N 024 ST	Retail Commerce
Commercial Building	DO09:0229-012	4018 N 024 ST	Retail Commerce
Commercial Building	DO09:0229-013	4022 N 024 ST	Retail Commerce
Tavern	DO09:0229-008	4024 N 024 ST	Entertainment
Commercial Building - Tic Toc Diner	DO09:0231-006	4106 N 024 ST	Services
Commercial Building	DO09:0231-007	4110 N 024 ST	Retail Commerce
Diamond Back Bar	DO09:0231-001	4120 N 024 ST	Entertainment
Commercial Building - Bills BBQ & Liquor Store	DO09:0231-008	4414 N 024 ST	Entertainment
Single family house	DO09:0225-014	3206 N 025 AV	The Settlement of Neighborhoods within Cities
Single family house	DO09:0225-015	3207 N 025 AV	The Settlement of Neighborhoods within Cities
Single family house	DO09:0225-016	3208 N 025 AV	The Settlement of Neighborhoods within Cities
Single family house	DO09:0231-012	4112 N 025 AV	The Settlement of Neighborhoods within Cities
Single family house	DO09:0231-013	4404 N 025 AV	The Settlement of Neighborhoods within Cities
Bays Hamadrish Ada Yeshrin Synagogue	DO09:0217-002	1521 N 025 ST	Judaism
New Bethel Church of God in Christ	DO09:0219-007	1710 N 025 ST	Other Protestant Faiths
Single family house	DO09:0223-027	2512 N 025 ST	The Settlement of Neighborhoods within Cities
Single family house	DO09:0225-013	2926 N 025 ST	The Settlement of Neighborhoods within Cities
Single family house	DO09:0227-027	3511 N 025 ST	The Settlement of Neighborhoods within Cities
Single family house	DO09:0227-028	3514 N 025 ST	The Settlement of Neighborhoods within Cities
Single family house	DO09:0229-015	3911 N 025 ST	The Settlement of Neighborhoods within Cities
Single family house	DO09:0229-016	3916 N 025 ST	The Settlement of Neighborhoods within Cities
Single family house	DO09:0229-017	3923 N 025 ST	The Settlement of Neighborhoods within Cities
Single family house	DO09:0229-018	4007 N 025 ST	The Settlement of Neighborhoods within Cities
Single family house	DO09:0229-030	4009 N 026 AV	The Settlement of Neighborhoods within Cities

Robinson Memorial Church of God in Christ	DO09:0221-022	2304 N 026 ST	Other Protestant Faiths
Single family house	DO09:0221-028	2322 N 026 ST	The Settlement of Neighborhoods within Cities
Omaha and Council Bluffs Street Railway Repair Shop	DO09:0223-003	2606 N 026 ST	Rail Transportation
Single family house	DO09:0223-033	2820 N 026 ST	The Settlement of Neighborhoods within Cities
Single family house	DO09:0229-028	3912 N 026 ST	The Settlement of Neighborhoods within Cities
Single family house	DO09:0229-029	3924 N 026 ST	The Settlement of Neighborhoods within Cities
Single family house	DO09:0219-014	1923 N 027 ST	The Settlement of Neighborhoods within Cities
Single family house	DO09:0221-031	2211 N 028 AV	The Settlement of Neighborhoods within Cities
Church	DO09:0223-037	2710 N 028 AV	Religious/Ceremonial
Single family house	DO09:0223-038	2819 N 028 AV	The Settlement of Neighborhoods within Cities
Single family house	DO09:0225-027	3011 N 028 AV	The Settlement of Neighborhoods within Cities
Single family house	DO09:0227-055	3312 N 028 AV	The Settlement of Neighborhoods within Cities
Single family house	DO09:0227-056	3409 N 028 AV	The Settlement of Neighborhoods within Cities
Single family house	DO09:0227-057	3525 N 028 AV	The Settlement of Neighborhoods within Cities
Single family house	DO09:0227-058	3529 N 028 AV	The Settlement of Neighborhoods within Cities
Grain Elevator	DO09:0231-016	4201 N 028 AV	Retail Commerce
Single family house	DO09:0223-036	2910 N 028 CR	The Settlement of Neighborhoods within Cities
Single family house	DO09:0219-016	1712 N 028 ST	The Settlement of Neighborhoods within Cities
Rowhouse	DO09:0215-005	1001 N 029 ST	The Settlement of Neighborhoods within Cities
Single family house	DO09:0215-007	1002 N 029 ST	The Settlement of Neighborhoods within Cities
Single family house	DO09:0215-008	1110 N 029 ST	The Settlement of Neighborhoods within Cities
Single family house	DO09:0215-009	1115 N 029 ST	The Settlement of Neighborhoods within Cities
Single family house	DO09:0217-014	1210 N 029 ST	The Settlement of Neighborhoods within Cities
St. Claire Franciscan Monastery	DO09:0217-003	1310 N 029 ST	Catholicism
Single family house	DO09:0217-015	1321 N 029 ST	The Settlement of Neighborhoods within Cities

Utility Building	DO09:0221-033	SE Corner N 029 and Erksine	Public Utilities
Single family house	DO09:0227-060	3532 N 029 ST	The Settlement of Neighborhoods within Cities
Single family house	DO09:0227-061	3613 N 029 ST	The Settlement of Neighborhoods within Cities
Single family house	DO09:0227-062	3615 N 029 ST	The Settlement of Neighborhoods within Cities
Single family house	DO09:0229-041	4003 N 029 ST	The Settlement of Neighborhoods within Cities
Single family house	DO09:0229-042	4012 N 029 ST	The Settlement of Neighborhoods within Cities
St. Matthew Baptist Church	DO09:0215-013	1001 N 030 ST	Baptists
Single family house	DO09:0215-018	1115 N 030 ST	The Settlement of Neighborhoods within Cities
Commercial Building	DO09:0217-021	1515 N 030 ST	Retail Commerce
Auto Filling Station	DO09:0219-024	1723 N 030 ST	Motorized vehicles
Hope Lutheran Church	DO09:0223-001	2721 N 030 ST	Lutheranism
Commercial building	DO09:0225-029	2901 N 030 ST	Retail Commerce
Single family house	DO09:0227-063	3609 N 030 ST	The Settlement of Neighborhoods within Cities
Car wash	DO09:0227-015	3621 N 030 ST	Motorized vehicles
Auto repair shop	DO09:0229-037	3803 N 030 ST	Motorized vehicles
Commercial building	DO09:0229-038	3823 N 030 ST	Entertainment
U.S. Mills, Inc.	DO09:0231-018	4301 N 030 ST	Manufacturing Industry
Single family house	DO09:0146-050	2015 AMES AV	The Settlement of Neighborhoods within Cities
Single family house	DO09:0146-051	2017 AMES AV	The Settlement of Neighborhoods within Cities
Commercial building	DO09:0231-009	2401 AMES AV	Retail Commerce
Commercial building	DO09:0231-010	2425 AMES AV	Retail Commerce
Single family house	DO09:0231-011	2519 AMES AV	The Settlement of Neighborhoods within Cities
Single family house	DO09:0139-005	1512 BINNEY ST	The Settlement of Neighborhoods within Cities
Single family house	DO09:0139-006	1516 BINNEY ST	The Settlement of Neighborhoods within Cities
Atlas (Allas) Apartments	DO09:0140-150	1609 BINNEY ST	The Settlement of Neighborhoods within Cities
Single family house	DO09:0140-113	1624 BINNEY ST	The Settlement of Neighborhoods within Cities
Apartment	DO09:0140-100	1910 BINNEY ST	The Settlement of Neighborhoods within Cities
Single family house	DO09:0140-099	1916 BINNEY ST	The Settlement of Neighborhoods within Cities
George H. Kelly House	DO09:0140-009	1924 BINNEY ST	The Settlement of Neighborhoods within Cities

Single family house	DO09:0140-008	2004 BINNEY ST	The Settlement of Neighborhoods within Cities
John P.Bay/Thomas A.Fry House	DO09:0140-007	2024 BINNEY ST	The Settlement of Neighborhoods within Cities
Trinity Methodist Episcopal Church	DO09:0140-124	2029 BINNEY ST	Methodism
Single family house	DO09:0140-087	2102 BINNEY ST	The Settlement of Neighborhoods within Cities
Single family house	DO09:0140-122	2115 BINNEY ST	The Settlement of Neighborhoods within Cities
Sacred Heart Catholic Church Complex	DO09:0140-006	2218 BINNEY ST	Catholicism
Single family house	DO09:0140-118	2221 BINNEY ST	The Settlement of Neighborhoods within Cities
Single family house	DO09:0225-017	2424 BINNEY ST	The Settlement of Neighborhoods within Cities
Single family house	DO09:0225-018	2508 BINNEY ST	The Settlement of Neighborhoods within Cities
Single family house	DO09:0225-019	2527 BINNEY ST	The Settlement of Neighborhoods within Cities
Faith Mission Church	DO09:0225-020	2532 BINNEY ST	Other Protestant Faiths
Single family house	DO09:0225-026	2817 BINNEY ST	The Settlement of Neighborhoods within Cities
Sacred Heart School	DO09:0140-158	2215 BINNEY ST	Schooling
Single family house	DO09:0219-012	2621 BLONDO ST	The Settlement of Neighborhoods within Cities
Single family house	DO09:0219-013	2630 BLONDO ST	The Settlement of Neighborhoods within Cities
Single family house	DO09:0227-052	2820 BRISTOL ST	The Settlement of Neighborhoods within Cities
Single family house	DO09:0227-053	2864 BRISTOL ST	The Settlement of Neighborhoods within Cities
Single family house	DO09:0227-054	2903 BRISTOL ST	The Settlement of Neighborhoods within Cities
Single family house	DO09:0136-063	2226 BURDETTE ST	The Settlement of Neighborhoods within Cities
Single family house	DO09:0221-029	2623 BURDETTE ST	The Settlement of Neighborhoods within Cities
Single family house	DO09:0221-030	2636 BURDETTE ST	The Settlement of Neighborhoods within Cities
Single family house	DO09:0137-006	1419 CADY AV	The Settlement of Neighborhoods within Cities
Single family house	DO09:0137-007	1421 CADY AV	The Settlement of Neighborhoods within Cities
Single family house	DO09:0217-013	2830 CALDWELL ST	The Settlement of Neighborhoods within Cities
Single family house	DO09:0217-016	2915 CHARLES ST	The Settlement of Neighborhoods within Cities
Single family house	DO09:0217-017	2922 CHARLES ST	The Settlement of Neighborhoods within Cities

Single family house	DO09:0217-018	2933 CHARLES ST	The Settlement of Neighborhoods within Cities
Single family house	DO09:0217-019	2937 CHARLES ST	The Settlement of Neighborhoods within Cities
Single family house	DO09:0217-020	2942 CHARLES ST	The Settlement of Neighborhoods within Cities
Commercial building - Acrylicon, Inc.	DO09:0146-006	4106 COMMERCIAL AV	Retail Commerce
Single family house	DO09:0146-007	4409 COMMERCIAL AV	The Settlement of Neighborhoods within Cities
Single family house	DO09:0146-008	4411 COMMERCIAL AV	The Settlement of Neighborhoods within Cities
Commercial building	DO09:0146-009	4430 COMMERCIAL AV	Retail Commerce
Multi-family apartment	DO09:0146-010	4439 COMMERCIAL AV	The Settlement of Neighborhoods within Cities
Commercial building - Products Unlimited	DO09:0146-011	4450 COMMERCIAL AV	Retail Commerce
Single family house	DO09:0138-032	1817 CORBY ST	The Settlement of Neighborhoods within Cities
Single family house	DO09:0138-033	1920 CORBY ST	The Settlement of Neighborhoods within Cities
Single family house	DO09:0223-032	2612 CORBY ST	The Settlement of Neighborhoods within Cities
Single family house	DO09:0223-039	2860 CORBY ST	The Settlement of Neighborhoods within Cities
Single family house	DO09:0223-040	2861 CORBY ST	The Settlement of Neighborhoods within Cities
Single family house	DO09:0223-041	2863 CORBY ST	The Settlement of Neighborhoods within Cities
Lizzie Robinson House	DO09:0223-022	2864 CORBY ST	The Settlement of Neighborhoods within Cities
Single family house	DO09:0223-042	2870 CORBY ST	The Settlement of Neighborhoods within Cities
Single family house	DO09:0223-043	2876 CORBY ST	The Settlement of Neighborhoods within Cities
Single family house	DO09:0223-044	2878 CORBY ST	The Settlement of Neighborhoods within Cities
Cornish Boulevard	DO09:0145-001		Roads/Highways
Single family house	DO09:0219-008	2421 DECATUR ST	The Settlement of Neighborhoods within Cities
Cleves Temple C.M.E. Church	DO09:0219-001	2431 DECATUR ST	Methodism
Single family house	DO09:0219-015	2640 DECATUR ST	The Settlement of Neighborhoods within Cities
Single family house	DO09:0219-019	2826 DECATUR ST	The Settlement of Neighborhoods within Cities
Single family house	DO09:0219-020	2903 DECATUR ST	The Settlement of Neighborhoods within Cities

Single family house	DO09:0219-021	2906 DECATUR ST	The Settlement of Neighborhoods within Cities
Single family house	DO09:0219-022	2913 DECATUR ST	The Settlement of Neighborhoods within Cities
Single family house	DO09:0219-023	2916 DECATUR ST	The Settlement of Neighborhoods within Cities
Single family house	DO09:0141-002	1460 EMMET ST	The Settlement of Neighborhoods within Cities
Single family house	DO09:0141-003	1464 EMMET ST	The Settlement of Neighborhoods within Cities
Single family house	DO09:0142-011	1618 EMMET ST	The Settlement of Neighborhoods within Cities
Second Baptist Church	DO09:0142-003	1802 EMMET ST	Baptists
Flat	DO09:0142-010	1806 EMMET ST	The Settlement of Neighborhoods within Cities
Single family house	DO09:0142-086	2002 EMMET ST	The Settlement of Neighborhoods within Cities
Faith Temple Church of God in Christ	DO09:0142-002	2108 EMMET ST	Other Protestant Faiths
North Christ Child Center	DO09:0142-091	2111 EMMET ST	The Settlement of Neighborhoods within Cities
Single family house	DO09:0227-017	2409 EMMET ST	The Settlement of Neighborhoods within Cities
Single family house	DO09:0227-018	2411 EMMET ST	The Settlement of Neighborhoods within Cities
Flat	DO09:0227-002	2413 EMMET ST	The Settlement of Neighborhoods within Cities
Single family house	DO09:0227-034	2532 EMMET ST	The Settlement of Neighborhoods within Cities
Single family house	DO09:0227-035	2615 EMMET ST	The Settlement of Neighborhoods within Cities
Duplex	DO09:0227-036	2628 EMMET ST	The Settlement of Neighborhoods within Cities
Single family house	DO09:0142-072	1607 EVANS ST	The Settlement of Neighborhoods within Cities
Single family house	DO09:0142-073	1610 EVANS ST	The Settlement of Neighborhoods within Cities
Single family house	DO09:0142-074	1616 EVANS ST	The Settlement of Neighborhoods within Cities
Single family house	DO09:0142-075	1625 EVANS ST	The Settlement of Neighborhoods within Cities
Single family house	DO09:0142-076	1801 EVANS ST	The Settlement of Neighborhoods within Cities
Single family house	DO09:0142-077	1804 EVANS ST	The Settlement of Neighborhoods within Cities
Single family house	DO09:0142-078	1807 EVANS ST	The Settlement of Neighborhoods within Cities
Single family house	DO09:0142-079	1809 EVANS ST	The Settlement of Neighborhoods within Cities

Single family house	DO09:0142-080	1816 EVANS ST	The Settlement of Neighborhoods within Cities
Single family house	DO09:0142-081	1817 EVANS ST	The Settlement of Neighborhoods within Cities
Single family house	DO09:0227-029	2426 EVANS ST	The Settlement of Neighborhoods within Cities
Single family house	DO09:0227-030	2432 EVANS ST	The Settlement of Neighborhoods within Cities
Single family house	DO09:0227-031	2436 EVANS ST	The Settlement of Neighborhoods within Cities
Clair Memorial United Methodist Church	DO09:0227-001	2443 EVANS ST	Methodism
Single family house	DO09:0227-032	2444 EVANS ST	The Settlement of Neighborhoods within Cities
Single family house	DO09:0227-045	2556 EVANS ST	The Settlement of Neighborhoods within Cities
Single family house	DO09:0227-046	2572 EVANS ST	The Settlement of Neighborhoods within Cities
Single family house	DO09:0227-047	2576 EVANS ST	The Settlement of Neighborhoods within Cities
Single family house	DO09:0227-048	2577 EVANS ST	The Settlement of Neighborhoods within Cities
Single family house	DO09:0227-049	2584 EVANS ST	The Settlement of Neighborhoods within Cities
Single family house	DO09:0227-050	2595 EVANS ST	The Settlement of Neighborhoods within Cities
Omaha Street Railway Car Barn	DO09:0130-001	1020 FLORENCE BD	Rail Transportation
Commercial	DO09:0132-006	1114 FLORENCE BD	Retail Commerce
Single family house	DO09:0134-009	1548 FLORENCE BD	The Settlement of Neighborhoods within Cities
Flora Burkenroad House	DO09:0136-008	2060 FLORENCE BD	The Settlement of Neighborhoods within Cities
Memmen Apartments	DO09:0136-041	2214 FLORENCE BD	The Settlement of Neighborhoods within Cities
Single family house	DO09:0138-026	2508 FLORENCE BD	The Settlement of Neighborhoods within Cities
Single family house	DO09:0138-027	2520 FLORENCE BD	The Settlement of Neighborhoods within Cities
Commercial building	DO09:0142-087	3419 FLORENCE BD	Retail Commerce
Single family house	DO09:0142-088	3422 FLORENCE BD	The Settlement of Neighborhoods within Cities
Single family house	DO09:0144-036	3707 FLORENCE BD	The Settlement of Neighborhoods within Cities
Single family house	DO09:0144-037	3721 FLORENCE BD	The Settlement of Neighborhoods within Cities
Single family house	DO09:0144-038	3817 FLORENCE BD	The Settlement of Neighborhoods within Cities

Single family house	DO09:0144-039	3901 FLORENCE BD	The Settlement of Neighborhoods within Cities
Single family house	DO09:0144-040	3916 FLORENCE BD	The Settlement of Neighborhoods within Cities
Single family house	DO09:0146-031	4101 FLORENCE BD	The Settlement of Neighborhoods within Cities
Gethsemane Missionary Baptist Church	DO09:0146-032	4110 FLORENCE BD	Baptists
Single family house	DO09:0146-033	4110 FLORENCE BD	The Settlement of Neighborhoods within Cities
Single family house	DO09:0146-034	4115 FLORENCE BD	The Settlement of Neighborhoods within Cities
Commercial building	DO09:0146-035	4122 FLORENCE BD	Retail Commerce
Single family house	DO09:0146-036	4220 FLORENCE BD	The Settlement of Neighborhoods within Cities
Single family house	DO09:0146-037	4224 FLORENCE BD	The Settlement of Neighborhoods within Cities
Commercial building - GMS Werks	DO09:0146-038	4225 FLORENCE BD	Retail Commerce
Commercial building	DO09:0146-039	4228 FLORENCE BD	Manufacturing Industry
Commercial building - White's Hip Hop Shop	DO09:0146-041	4426 FLORENCE BD	Retail Commerce
Commercial building - B & J Child Development Center	DO09:0146-042	4430 FLORENCE BD	Retail Commerce
Florence Boulevard	DO09:0130-058		Roads/Highways
Florence Boulevard	DO09:0132-003		Roads/Highways
Florence Boulevard	DO09:0134-005		Roads/Highways
Florence Boulevard	DO09:0136-045		Roads/Highways
Florence Boulevard	DO09:0138-015		Roads/Highways
Florence Boulevard	DO09:0140-157		Roads/Highways
Florence Boulevard	DO09:0142-063		Roads/Highways
Florence Boulevard	DO09:0144-003		Roads/Highways
Florence Boulevard	DO09:0146-004		Roads/Highways
Single family house	DO09:0219-017	2816 FRANKLIN ST	The Settlement of Neighborhoods within Cities
Single family house	DO09:0219-018	2908 FRANKLIN ST	The Settlement of Neighborhoods within Cities
Single family house	DO09:0135-010	1516 GRANT ST	The Settlement of Neighborhoods within Cities
Zion Baptist Church	DO09:0136-006	2215 GRANT ST	Baptists
St. Benedict Catholic School	DO09:0221-010	2417 GRANT ST	Schooling
Commercial building - Frontier Bag Co.	DO09:0221-024	2420 GRANT ST	Manufacturing Industry

St. Benedict Catholic Church	DO09:0221-025	2423 GRANT ST	Catholicism
Shiloh Baptist Church	DO09:0221-026	2426 GRANT ST	Baptists
Pilgrim Baptist Church	DO09:0217-004	2501 HAMILTON ST	Baptists
Single family house	DO09:0217-011	2811 HAMILTON ST	The Settlement of Neighborhoods within Cities
Single family house	DO09:0217-012	2908 HAMILTON ST	The Settlement of Neighborhoods within Cities
Single family house	DO09:0215-010	2906 IZARD ST	The Settlement of Neighborhoods within Cities
Single family house	DO09:0215-011	2908 IZARD ST	The Settlement of Neighborhoods within Cities
Single family house	DO09:0215-012	2910 IZARD ST	The Settlement of Neighborhoods within Cities
Single family house	DO09:0144-025	1709 LAIRD ST	The Settlement of Neighborhoods within Cities
Single family house	DO09:0144-026	1803 LAIRD ST	The Settlement of Neighborhoods within Cities
Single family house	DO09:0138-021	1612 LAKE ST	The Settlement of Neighborhoods within Cities
Single family house	DO09:0138-022	1624 LAKE ST	The Settlement of Neighborhoods within Cities
Single family house	DO09:0138-023	1816 LAKE ST	The Settlement of Neighborhoods within Cities
Commercial - Celebrity Beauty Shop/Lake St. Convenient Store	DO09:0136-047	2001 LAKE ST	Retail Commerce
Fire Station No. 14	DO09:0138-017	2032 LAKE ST	Local Government
Single family house	DO09:0138-024	2124 LAKE ST	The Settlement of Neighborhoods within Cities
Single family house	DO09:0138-018	2206 LAKE ST	The Settlement of Neighborhoods within Cities
Webster Telephone Exchange Building; Great Plains Black Museum	DO09:0136-004	2213 LAKE ST	Telephone Communications
Single family house	DO09:0136-019	2225 LAKE ST	The Settlement of Neighborhoods within Cities
Commercial building - Showcase	DO09:0136-018	2229 LAKE ST	Entertainment
Carver Savings & Loan	DO09:0223-015	2414 LAKE ST	Banking
Theater	DO09:0223-014	2416 LAKE ST	Diversion
Elk's Hall ; Columbia Building	DO09:0223-016	2420 LAKE ST	Fraternal and Social Organizations
Broomfield Rowhouse	DO09:0223-002	2502 LAKE ST	The Settlement of Neighborhoods within Cities
MH Auto Service & Repair	DO09:0223-025	2526 LAKE ST	Motorized vehicles

Immanuel Community Church	DO09:0221-032	2761 LAKE ST	Other Protestant Faiths
Duplex	DO09:0215-006	923 LINCOLN BD	The Settlement of Neighborhoods within Cities
Single family house	DO09:0140-164	1828 LOCUST ST	The Settlement of Neighborhoods within Cities
Single family house	DO09:0140-165	2004 LOCUST ST	The Settlement of Neighborhoods within Cities
Single family house	DO09:0138-044	2009 LOCUST ST	The Settlement of Neighborhoods within Cities
Single family house	DO09:0140-166	2010 LOCUST ST	The Settlement of Neighborhoods within Cities
Single family house	DO09:0140-152	2012 LOCUST ST	The Settlement of Neighborhoods within Cities
Single family house	DO09:0138-045	2017 LOCUST ST	The Settlement of Neighborhoods within Cities
Duplex	DO09:0140-167	2120 LOCUST ST	The Settlement of Neighborhoods within Cities
Duplex	DO09:0142-057	1614 LOTHROP ST	The Settlement of Neighborhoods within Cities
Single family house	DO09:0140-036	1629 LOTHROP ST	The Settlement of Neighborhoods within Cities
Single family house	DO09:0140-029	1811 LOTHROP ST	The Settlement of Neighborhoods within Cities
Single family house	DO09:0142-038	1818 LOTHROP ST	The Settlement of Neighborhoods within Cities
Rising Star Baptist Church	DO09:0140-014	1823 LOTHROP ST	Baptists
Jacob Williams House	DO09:0140-001	1905 LOTHROP ST	The Settlement of Neighborhoods within Cities
Single family house	DO09:0142-029	1908 LOTHROP ST	The Settlement of Neighborhoods within Cities
Single family house	DO09:0140-018	1911 LOTHROP ST	The Settlement of Neighborhoods within Cities
Taylor Day House	DO09:0142-028	1912 LOTHROP ST	The Settlement of Neighborhoods within Cities
Single family house	DO09:0140-017	1915 LOTHROP ST	The Settlement of Neighborhoods within Cities
Single family house	DO09:0142-024	1924 LOTHROP ST	The Settlement of Neighborhoods within Cities
Single family house	DO09:0140-170	2103 LOTHROP ST	The Settlement of Neighborhoods within Cities
Paradise Baptist Church	DO09:0142-004	2124 LOTHROP ST	Baptists
Single family house	DO09:0144-008	1611 MANDERSON ST	The Settlement of Neighborhoods within Cities
Single family house	DO09:0144-022	1714 MANDERSON ST	The Settlement of Neighborhoods within Cities
Single family house	DO09:0144-023	1718 MANDERSON ST	The Settlement of Neighborhoods within Cities

Single family house	DO09:0144-028	1822 MANDERSON ST	The Settlement of Neighborhoods within Cities
Single family house	DO09:0144-029	1826 MANDERSON ST	The Settlement of Neighborhoods within Cities
Utility building	DO09:0144-043	2201 MANDERSON ST	Public Utilities
Single family house	DO09:0229-014	2410 MANDERSON ST	The Settlement of Neighborhoods within Cities
Single family house	DO09:0229-024	2436 MANDERSON ST	The Settlement of Neighborhoods within Cities
Single family house	DO09:0229-025	2438 MANDERSON ST	The Settlement of Neighborhoods within Cities
Single family house	DO09:0229-026	2443 MANDERSON ST	The Settlement of Neighborhoods within Cities
Single family house	DO09:0229-032	2622 MANDERSON ST	The Settlement of Neighborhoods within Cities
Single family house	DO09:0229-034	2815 MANDERSON ST	The Settlement of Neighborhoods within Cities
Single family house	DO09:0229-035	2901 MANDERSON ST	The Settlement of Neighborhoods within Cities
Commercial - Charles Drew Health Center	DO09:0229-036	2912 MANDERSON ST	Health Care
Duplex	DO09:0229-005	2913 MANDERSON ST	The Settlement of Neighborhoods within Cities
Single family house	DO09:0138-043	2211 MAPLE ST	The Settlement of Neighborhoods within Cities
Single family house	DO09:0223-031	2421 MAPLE ST	The Settlement of Neighborhoods within Cities
Single family house	DO09:0223-034	2625 MAPLE ST	The Settlement of Neighborhoods within Cities
Single family house	DO09:0223-045	2865 MAPLE ST	The Settlement of Neighborhoods within Cities
Single family house	DO09:0223-046	2871 MAPLE ST	The Settlement of Neighborhoods within Cities
Single family house	DO09:0225-028	2880 MAPLE ST	The Settlement of Neighborhoods within Cities
Single family house	DO09:0138-028	1801 MIAMI ST	The Settlement of Neighborhoods within Cities
Single family house	DO09:0138-029	1803 MIAMI ST	The Settlement of Neighborhoods within Cities
Single family house	DO09:0138-030	1805 MIAMI ST	The Settlement of Neighborhoods within Cities
Single family house	DO09:0138-031	1807 MIAMI ST	The Settlement of Neighborhoods within Cities
Single family house	DO09:0138-036	2010 MIAMI ST	The Settlement of Neighborhoods within Cities
Single family house	DO09:0138-037	2020 MIAMI ST	The Settlement of Neighborhoods within Cities
Single family house	DO09:0138-038	2026 MIAMI ST	The Settlement of Neighborhoods within Cities

Single family house	DO09:0138-039	2211 MIAMI ST	The Settlement of Neighborhoods within Cities
Single family house	DO09:0138-040	2216 MIAMI ST	The Settlement of Neighborhoods within Cities
Single family house	DO09:0138-041	2218 MIAMI ST	The Settlement of Neighborhoods within Cities
Single family house	DO09:0138-042	2223 MIAMI ST	The Settlement of Neighborhoods within Cities
Single family house	DO09:0223-035	2811 MIAMI ST	The Settlement of Neighborhoods within Cities
Single family house	DO09:0215-017	2929 MYRTLE AV	The Settlement of Neighborhoods within Cities
Commercial	DO09:0130-065	1605 NICHOLAS ST	Motorized vehicles
Commercial	DO09:0130-066	1624 NICHOLAS ST	Retail Commerce
Omaha Compound Company	DO09:0130-067	2001 NICHOLAS ST	Manufacturing Industry
Board of Education Warehouse & Repair Shops	DO09:0130-064	2024 NICHOLAS ST	Retail Commerce
Single family house	DO09:0215-014	2914 NICHOLAS ST	The Settlement of Neighborhoods within Cities
Single family house	DO09:0215-015	2922 NICHOLAS ST	The Settlement of Neighborhoods within Cities
Single family house	DO09:0215-016	2935 NICHOLAS ST	The Settlement of Neighborhoods within Cities
Single family house	DO09:0138-035	2116 OHIO ST	The Settlement of Neighborhoods within Cities
Single family house	DO09:0223-028	2418 OHIO ST	The Settlement of Neighborhoods within Cities
Single family house	DO09:0223-029	2422 OHIO ST	The Settlement of Neighborhoods within Cities
Single family house	DO09:0223-030	2426 OHIO ST	The Settlement of Neighborhoods within Cities
Single family house	DO09:0219-009	2611 PARKER ST	The Settlement of Neighborhoods within Cities
Single family house	DO09:0219-010	2613 PARKER ST	The Settlement of Neighborhoods within Cities
Single family house	DO09:0219-011	2615 PARKER ST	The Settlement of Neighborhoods within Cities
Single family house	DO09:0219-025	2909 PARKER ST	The Settlement of Neighborhoods within Cities
Single family house	DO09:0219-026	2930 PARKER ST	The Settlement of Neighborhoods within Cities
Single family house	DO09:0221-027	2527 PATRICK AV	The Settlement of Neighborhoods within Cities
Single family house	DO09:0141-004	1472 PINKNEY ST	The Settlement of Neighborhoods within Cities

Single family house	DO09:0142-068	1814 PINKNEY ST	The Settlement of Neighborhoods within Cities
Single family house	DO09:0142-069	1818 PINKNEY ST	The Settlement of Neighborhoods within Cities
Site of Trans-Mississippi & International Expo	DO09:0142-001	1920 PINKNEY ST	Trans-Mississippi & International Exposition, 1898
Kountze Park	DO09:0142-064	1920 PINKNEY ST	Local Recreational Areas
Single family house	DO09:0142-089	2003 PINKNEY ST	The Settlement of Neighborhoods within Cities
Single family house	DO09:0142-090	2011 PINKNEY ST	The Settlement of Neighborhoods within Cities
Single family house	DO09:0142-096	2101 PINKNEY ST	The Settlement of Neighborhoods within Cities
John E.Reagan House	DO09:0142-060	2102 PINKNEY ST	The Settlement of Neighborhoods within Cities
Single family house	DO09:0142-059	2112 PINKNEY ST	The Settlement of Neighborhoods within Cities
Single family house	DO09:0142-097	2128 PINKNEY ST	The Settlement of Neighborhoods within Cities
Single family house	DO09:0142-098	2222 PINKNEY ST	The Settlement of Neighborhoods within Cities
Single family house	DO09:0142-099	2322 PINKNEY ST	The Settlement of Neighborhoods within Cities
Single family house	DO09:0227-019	2415 PINKNEY ST	The Settlement of Neighborhoods within Cities
Single family house	DO09:0227-020	2424 PINKNEY ST	The Settlement of Neighborhoods within Cities
Single family house	DO09:0227-021	2425 PINKNEY ST	The Settlement of Neighborhoods within Cities
Single family house	DO09:0227-022	2441 PINKNEY ST	The Settlement of Neighborhoods within Cities
Single family house	DO09:0227-023	2502 PINKNEY ST	The Settlement of Neighborhoods within Cities
Single family house	DO09:0227-024	2508 PINKNEY ST	The Settlement of Neighborhoods within Cities
Single family house	DO09:0227-025	2512 PINKNEY ST	The Settlement of Neighborhoods within Cities
Single family house	DO09:0227-026	2520 PINKNEY ST	The Settlement of Neighborhoods within Cities
Single family house	DO09:0227-037	2555 PINKNEY ST	The Settlement of Neighborhoods within Cities
Single family house	DO09:0227-038	2561 PINKNEY ST	The Settlement of Neighborhoods within Cities
Single family house	DO09:0227-039	2562 PINKNEY ST	The Settlement of Neighborhoods within Cities
Single family house	DO09:0227-040	2574 PINKNEY ST	The Settlement of Neighborhoods within Cities
Single family house	DO09:0227-041	2593 PINKNEY ST	The Settlement of Neighborhoods within Cities

Single family house	DO09:0227-042	2602 PINKNEY ST	The Settlement of Neighborhoods within Cities
Single family house	DO09:0227-043	2608 PINKNEY ST	The Settlement of Neighborhoods within Cities
Single family house	DO09:0227-044	2616 PINKNEY ST	The Settlement of Neighborhoods within Cities
Single family house	DO09:0142-083	1609 PRATT ST	The Settlement of Neighborhoods within Cities
Single family house	DO09:0142-084	1615 PRATT ST	The Settlement of Neighborhoods within Cities
Single family house	DO09:0142-085	1817 PRATT ST	The Settlement of Neighborhoods within Cities
Single family house	DO09:0142-100	2111 PRATT ST	The Settlement of Neighborhoods within Cities
Single family house	DO09:0142-101	2119 PRATT ST	The Settlement of Neighborhoods within Cities
Single family house	DO09:0142-102	2207 PRATT ST	The Settlement of Neighborhoods within Cities
Single family house	DO09:0227-033	2427 PRATT ST	The Settlement of Neighborhoods within Cities
Single family house	DO09:0229-019	2436 PRATT ST	The Settlement of Neighborhoods within Cities
Single family house	DO09:0227-006	2441 PRATT ST	The Settlement of Neighborhoods within Cities
Single family house	DO09:0229-020	2444 PRATT ST	The Settlement of Neighborhoods within Cities
Single family house	DO09:0229-021	2446 PRATT ST	The Settlement of Neighborhoods within Cities
Single family house	DO09:0229-022	2552 PRATT ST	The Settlement of Neighborhoods within Cities
Single family house	DO09:0227-051	2563 PRATT ST	The Settlement of Neighborhoods within Cities
Single family house	DO09:0229-023	2564 PRATT ST	The Settlement of Neighborhoods within Cities
Single family house	DO09:0229-033	2812 PRATT ST	The Settlement of Neighborhoods within Cities
Issac Bailey House	DO09:0229-002	2816 PRATT ST	The Settlement of Neighborhoods within Cities
Single family house	DO09:0227-059	2817 PRATT ST	The Settlement of Neighborhoods within Cities
Single family house	DO09:0146-017	1702 SAHLER ST	The Settlement of Neighborhoods within Cities
Single family house	DO09:0146-018	1710 SAHLER ST	The Settlement of Neighborhoods within Cities
Single family house	DO09:0146-019	1728 SAHLER ST	The Settlement of Neighborhoods within Cities
Single family house	DO09:0146-020	1812 SAHLER ST	The Settlement of Neighborhoods within Cities
Single family house	DO09:0146-030	1908 SAHLER ST	The Settlement of Neighborhoods within Cities

Single family house	DO09:0146-052	2106 SAHLER ST	The Settlement of Neighborhoods within Cities
Single family house	DO09:0217-010	2809 SEWARD ST	The Settlement of Neighborhoods within Cities
Single family house	DO09:0229-027	2445 SPAULDING ST	The Settlement of Neighborhoods within Cities
Single family house	DO09:0229-031	2581 SPAULDING ST	The Settlement of Neighborhoods within Cities
Single family house	DO09:0229-039	2856 SPAULDING ST	The Settlement of Neighborhoods within Cities
Single family house	DO09:0229-040	2865 SPAULDING ST	The Settlement of Neighborhoods within Cities
Single family house	DO09:0139-011	1469 SPENCER ST	The Settlement of Neighborhoods within Cities
A. L. Vernon House	DO09:0140-074	1615 SPENCER ST	The Settlement of Neighborhoods within Cities
Duplex	DO09:0140-044	1616 SPENCER ST	The Settlement of Neighborhoods within Cities
Single family house	DO09:0140-061	1825 SPENCER ST	The Settlement of Neighborhoods within Cities
Single family house	DO09:0140-026	1904 SPENCER ST	The Settlement of Neighborhoods within Cities
Lorenze Anderson House	DO09:0140-055	1905 SPENCER ST	The Settlement of Neighborhoods within Cities
Single family house	DO09:0140-021	1922 SPENCER ST	The Settlement of Neighborhoods within Cities
Single family house	DO09:0140-168	2103 SPENCER ST	The Settlement of Neighborhoods within Cities
Single family house	DO09:0140-169	2115 SPENCER ST	The Settlement of Neighborhoods within Cities
Single family house	DO09:0225-024	2452 SPENCER ST	The Settlement of Neighborhoods within Cities
Single family house	DO09:0225-025	2513 SPENCER ST	The Settlement of Neighborhoods within Cities
Spencer Homes	DO09:0225-033	2701 SPENCER ST	The Settlement of Neighborhoods within Cities
Spencer Homes	DO09:0225-033	2850 SPENCER ST	The Settlement of Neighborhoods within Cities
Spencer Homes	DO09:0225-033	2902 SPENCER ST	The Settlement of Neighborhoods within Cities
Filling station	DO09:0146-005	1602 SPRAGUE ST	Motorized vehicles
Single family house	DO09:0146-012	1724 SPRAGUE ST	The Settlement of Neighborhoods within Cities
Commercial - Sprague St. Auto Body	DO09:0231-005	2408 SPRAGUE ST	Motorized vehicles
Single family house	DO09:0229-043	2865 SPRAGUE ST	The Settlement of Neighborhoods within Cities
Single family house	DO09:0229-044	2869 SPRAGUE ST	The Settlement of Neighborhoods within Cities

Single family house	DO09:0231-014	2562 TAYLOR ST	The Settlement of Neighborhoods within Cities
Single family house	DO09:0231-015	2564 TAYLOR ST	The Settlement of Neighborhoods within Cities
Industrial - ABC Supply Co. Inc.	DO09:0231-017	2815 TAYLOR ST	Manufacturing Industry
Single family house	DO09:0136-051	1613 VICTOR AV	The Settlement of Neighborhoods within Cities
Single family house	DO09:0136-052	1614 VICTOR AV	The Settlement of Neighborhoods within Cities
Single family house	DO09:0136-053	1620 VICTOR AV	The Settlement of Neighborhoods within Cities
Single family house	DO09:0136-054	1624 VICTOR AV	The Settlement of Neighborhoods within Cities
Single family house	DO09:0136-055	1634 VICTOR AV	The Settlement of Neighborhoods within Cities
Single family house	DO09:0136-056	1638 VICTOR AV	The Settlement of Neighborhoods within Cities
Single family house	DO09:0136-057	1604 WILLIS AV	The Settlement of Neighborhoods within Cities
Single family house	DO09:0136-058	1616 WILLIS AV	The Settlement of Neighborhoods within Cities
Single family house	DO09:0136-059	1704 WILLIS AV	The Settlement of Neighborhoods within Cities
Single family house	DO09:0136-060	1708 WILLIS AV	The Settlement of Neighborhoods within Cities
Single family house	DO09:0136-061	1712 WILLIS AV	The Settlement of Neighborhoods within Cities
Fullwood Elementary School; Fullwood Apartments	DO09:0136-046	1920 WILLIS AV	Elementary Education
Single family house	DO09:0139-007	1465 WIRT ST	The Settlement of Neighborhoods within Cities
Single family house	DO09:0139-008	1469 WIRT ST	The Settlement of Neighborhoods within Cities
Single family house	DO09:0139-009	1478 WIRT ST	The Settlement of Neighborhoods within Cities
Duplex	DO09:0139-010	1486 WIRT ST	The Settlement of Neighborhoods within Cities
Fred Spethmann House	DO09:0140-077	1628 WIRT ST	The Settlement of Neighborhoods within Cities
George F. Shepard House	DO09:0140-005	1802 WIRT ST	The Settlement of Neighborhoods within Cities
A. R. Russell House	DO09:0140-108	1805 WIRT ST	The Settlement of Neighborhoods within Cities
Single family house	DO09:0140-106	1811 WIRT ST	The Settlement of Neighborhoods within Cities
Single family house	DO09:0140-104	1819 WIRT ST	The Settlement of Neighborhoods within Cities

Single family house	DO09:0140-103	1821 WIRT ST	The Settlement of Neighborhoods within Cities
Single family house	DO09:0140-068	1826 WIRT ST	The Settlement of Neighborhoods within Cities
Single family house	DO09:0140-067	1830 WIRT ST	The Settlement of Neighborhoods within Cities
Charles Storz House	DO09:0140-010	1901 WIRT ST	The Settlement of Neighborhoods within Cities
Single family house	DO09:0140-059	1912 WIRT ST	The Settlement of Neighborhoods within Cities
Single family house	DO09:0140-091	2007 WIRT ST	The Settlement of Neighborhoods within Cities
Single family house	DO09:0140-089	2021 WIRT ST	The Settlement of Neighborhoods within Cities
Louis Mendelssohn House	DO09:0140-003	2024 WIRT ST	The Settlement of Neighborhoods within Cities
Single family house	DO09:0140-048	2202 WIRT ST	The Settlement of Neighborhoods within Cities
Single family house	DO09:0140-002	2210 WIRT ST	The Settlement of Neighborhoods within Cities
Duplex	DO09:0140-080	2221 WIRT ST	The Settlement of Neighborhoods within Cities
Single family house	DO09:0225-021	2515 WIRT ST	The Settlement of Neighborhoods within Cities
Single family house	DO09:0225-022	2525 WIRT ST	The Settlement of Neighborhoods within Cities
Single family house	DO09:0225-023	2617 WIRT ST	The Settlement of Neighborhoods within Cities
Single family house	DO09:0225-030	2807 WIRT ST	The Settlement of Neighborhoods within Cities
Single family house	DO09:0225-031	2816 WIRT ST	The Settlement of Neighborhoods within Cities
Single family house	DO09:0225-032	2826 WIRT ST	The Settlement of Neighborhoods within Cities

Appendix B: Glossary

American Four Square (circa 1900-1930). Popularized by mail-order catalogues and speculative builders in the early twentieth century, this house form is typified by its box-like massing, two-stories, hipped roof, wide overhanging eaves, central dormers, and one-story porch spanning the front facade.

Architectural Style. All buildings have form, but not all buildings have an architectural style. Architectural style describes a formal application of aesthetic and design principals to a building form.

Association. One of the seven aspects of integrity, association is the direct link between a property and the event or person for which the property is significant (National Register Bulletin, "How to Apply the National Register Criteria for Evaluation," (1990), 44-45).

Building. A building is erected to house activities performed by people. Often designed by an architect.

Bungalow (circa 1890-1940). A house form characterized by overhanging eaves, a modest size, open porches with large piers and low-pitched roofs.

Circa, Ca., or c. At, in, or of approximately, used especially with dates.

Clapboard. Relatively long, thin boards that have a thick lower edge and a feathered, or tapered upper edge. The shape of the boards permits them to be overlapped horizontally. Clapboard is most commonly used as cladding material on vernacular form houses and their secondary buildings.

Craftsman. (1905-1930). An architectural style that originated from the Arts and Crafts movement and was typically applied to Bungalow and American Four Square house forms. Notable features include a low-pitched, gabled roof with wide overhanging eaves; decorative beams or braces beneath the gables; and a full- or partial-width porch with a roof supported by square columns.

Contributing (National Register definition). A building, site, structure, or object that adds to the historic associations, and/or historic architectural qualities for which a resource is significant. The resource was present during the period of significance, relates to the documented significance of the property, and possesses historic integrity, or is capable of yielding important information about the period. These resources are already listed on the National Register, considered active and a record is maintained in the NeHBS inventory.

Design. One of the seven aspects of integrity, design refers to the composition of elements that constitute the form, plan, space, structure, and style of a resource. Changes made to continue the function of the resource during its period of significance may acquire significance in their own right (National Register Bulletin, "How to Apply the National Register Criteria for Evaluation," (1990), 44-45).

Eligible. A building, site, structure, or object that alone, or as part of a potential historic district, meets the National Park Service Criteria for nomination and listing on the National Register of Historic Places, but is not yet listed. These resources are considered active and a record is maintained in the NeHBS inventory.

Evaluation. Process by which the significance and integrity of a historic resource is judged.

Extant. Still standing or existing (as in a building, structure, site, and/or object).

Facade. Any single side of a building or structure.

Feeling. One of the seven aspects of integrity, feeling is the quality that a historic resource has in evoking the aesthetic or historic sense of a past period of time (National Register Bulletin, "How to Apply the National Register Criteria for Evaluation," (1990), 44-45.).

Form. All buildings have form. This shape of the exterior massing can be classified by describing the general shape of the floor plan and roof slopes. It is most often used when describing vernacular buildings.

Further Information Needed. A building, site, structure, or object that may meet the National Park Service Criteria for nomination and listing on the National Register of Historic Places after additional research is completed. These resources are considered active and a record is maintained in the NeHBS inventory.

Gable roof. A roof type formed by the meeting of two sloping roof surfaces. Variations include Front Gable, Cross Gable, and Side Gable forms.

Gambrel roof. A roof type formed by the meeting of two sloping roof surfaces, but with each side having two slopes.

Hipped roof. A roof type formed by the meeting of four sloping roof surfaces.

Historic context. The concept used to group related historic properties based upon a theme, a chronological period, and/or a geographic area.

Integrity. Authenticity of a property's historic identity, evidenced by the survival of physical characteristics that existed during the property's period of historic significance. Integrity is evaluated through seven aspects: location, design, setting, materials, workmanship, feeling and association (National Register Bulletin, "How to Apply the National Register Criteria for Evaluation," (1990), 44-45).

Inventory. A database of resources evaluated as eligible and/or potentially eligible for the National Register.

Location. One of the seven aspects of integrity, location refers to the place where an historic resource was constructed or the place where the historic event took place. Integrity of location refers to whether the property has not been moved or relocated since its construction (National Register Bulletin, "How to Apply the National Register Criteria for Evaluation," (1990), 44-45).

Materials. One of the seven aspects of integrity, these include the physical elements that were combined or deposited in a particular pattern or configuration to form a historic resource (National Register Bulletin, "How to Apply the National Register Criteria for Evaluation," (1990), 44-45).

Multiple Property Nomination. The National Register of Historic Places Multiple Property documentation form nominates groups of related significant properties. The themes, trends, and patterns of history shared by the properties are organized into historic contexts. Property types that represent those historic contexts are defined within the nomination.

National Register of Historic Places (National Register). The official federal list of districts, buildings, sites, structures, and objects significant in American history, architecture, archaeology, engineering, and culture that are important in the prehistory or history of their community, state, or nation. The program is administered through the National Park Service by way of State Historic Preservation Offices.

Neo-Classical Revival Style (circa 1900-1920). An architectural style characterized by a symmetrical facade that usually includes a pediment portico with classical columns.

Non-contributing (National Register definition). A building, site, structure, or object that does not add to the historic architectural qualities or historic associations for which a resource is significant. The

resource was not present during the period of significance; does not relate to the documented significance of the property; or due to alterations, disturbances, additions, or other changes, it no longer possesses historic integrity nor is capable of yielding important information about the period.

Object. A simple and/or small-scale construction not identified as a building or structure; i.e. historic signs, markers, and monuments. Often designed and/or constructed by an artist.

Period of Significance. Span of time in which a property attained the importance for which it meets the National Register criteria.

Property type. A classification for a building, structure, site, or object based on its historic use or function.

Queen Anne Style (1880-1900). An architectural style that enjoyed widespread popularity, particularly in the eastern portion of Nebraska. These houses are typically two stories tall, have asymmetrical facades, and steeply pitched rooflines of irregular shape. Characteristics include a variety of surface textures on walls, prominent towers, tall chimneys, and porches with gingerbread trim.

Reconnaissance Survey. The process of evaluating all resources within a delineated boundary.

Resource. A building, site, structure, or object.

Setting. One of the seven aspects of integrity, setting is the physical environment of a historic resource that illustrates the character of the place. Integrity of setting remains when the surroundings have not been subjected to radical change (National Register Bulletin, "How to Apply the National Register Criteria for Evaluation," (1990), 44-45).

Significance. The importance of a historic property as defined by the National Register criteria in one or more areas of significance.

Site. The location of a prehistoric or historic event.

Structure. Practical constructions not used to shelter human activities; i.e. grain elevators and bridges. Often designed by an engineer.

Vernacular. A functional, simplistic building or structure without stylistic details. Vernacular form buildings were usually designed by the builder, not by an architect.

Workmanship. One of the seven aspects of integrity, workmanship is the physical evidence of the crafts of a particular culture or people during any given period of history. Workmanship can furnish evidence of the technology of the craft, illustrate the aesthetic principles of a historic period, and reveal individual, local, regional, or national applications of both technological practices and aesthetic principles (National Register Bulletin, "How to Apply the National Register Criteria for Evaluation," (1990), 44-45).